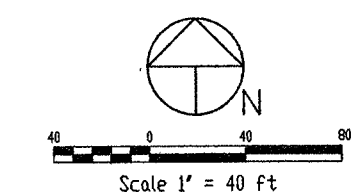
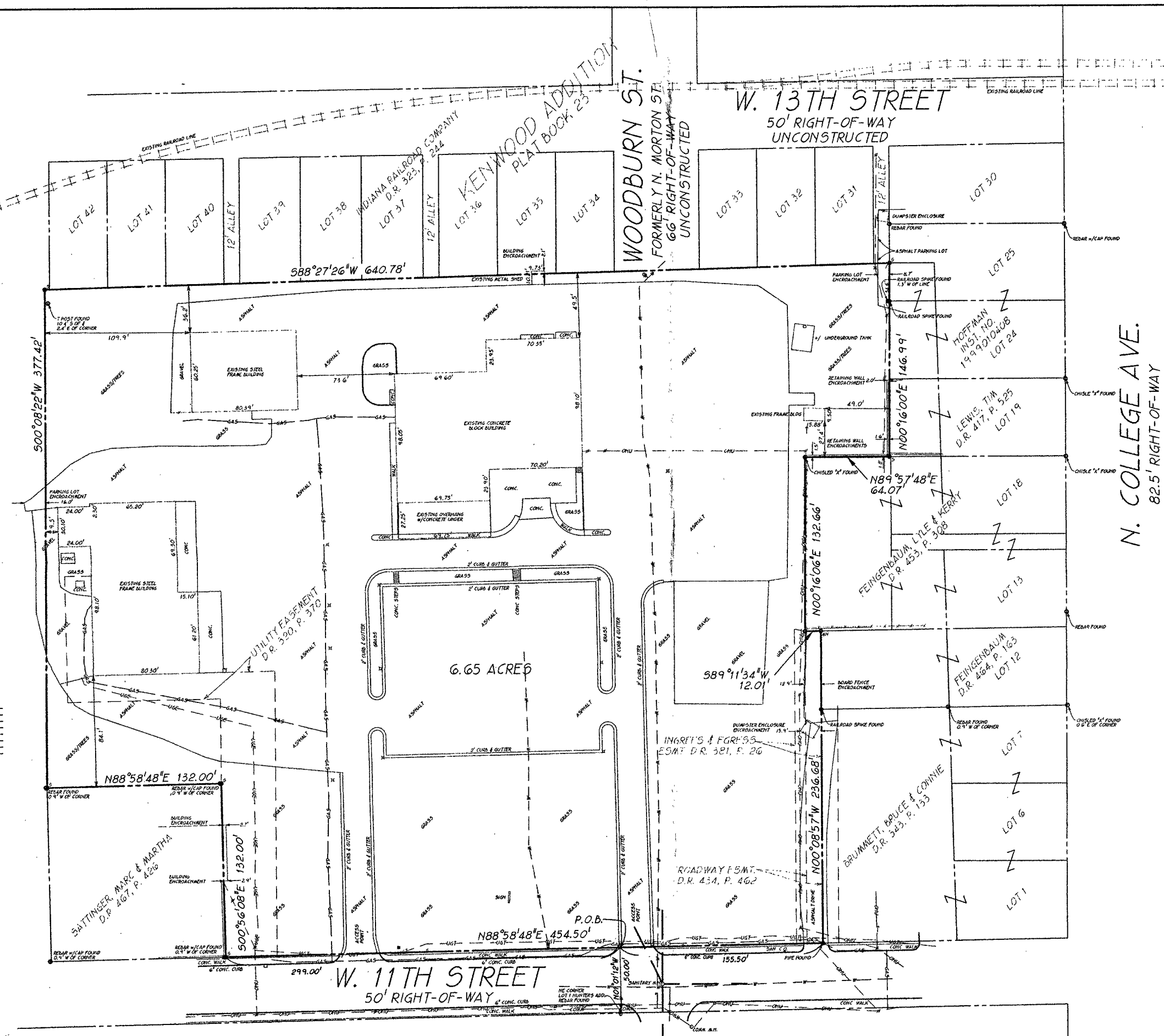


N. MADISON ST.
50' RIGHT-OF-WAY
UNCONSTRUCTED, USED BY OTHERS
TO THE WEST AS AN ALLEY

LEGEND
PROPERTY LINE
EXISTING UTILITY LINE
OVERHEAD UTILITY LINE
UNDERGROUND UTILITY LINE
UNDERGROUND TELEPHONE LINE
WATER LINE
GAS LINE
FOUR
DOES NOT SHOW AND NAME
FOUND
3" 10' 10" WITH CAP SET
AND HAS SET
RED
MEASURED
RIGHT-OF-WAY
CONCRETE
UTILITY POLE
PIPE HOLE
WATER METER
WATER VALVE
SANITARY MANHOLE
SANITARY CLEAN OUT
5 FEET LIGHT
TELEPHONE JUNCTION BOX
INVERT
TOP OF GRAVEL
PEDESTAL, CHURCH PINE
CONCRETE PLASTIC PIPE
CONCRETE METAL PIPE
CONCRETE CONCRETE PIPE
CONCRETE UTILITIES
BOUNDARY



LEGAL DESCRIPTION

A part of the Northwest quarter of Section Thirty-three (33), Township Nine (9) North, Range One (1) West in the City of Bloomington, Indiana bounded and described as follows: Beginning at a point on the North line of West Eleventh Street which is fifty (50) feet North and One (1) foot West of the Northeast corner of Lot Number One (1) in Hunter's Addition in the City of Bloomington, Indiana; thence running East for a distance of One Hundred Fifty-five (155) feet; thence running North One (1) degree East for a distance of Two Hundred Thirty-six (236) feet; thence running East for a distance of Forty (40) feet; thence running North Two (2) degrees East for a distance of Two Hundred Seventy-seven (277) feet; thence running South Eighty-eight (88) degrees Forty (40) minutes West for a distance of the Hundred Forty and Seventy-eight (1478) feet; thence running South for a distance of Three Hundred Seventy-five (375) feet and fifty-six (56) hundredths (375.56) feet; thence running East for a distance of One Hundred Forty-two (142) feet; thence running South for a distance of One Hundred Thirty-two (132) feet and to the North line of West Eleventh Street; thence running East over and along the North line of the said West Eleventh Street for a distance of Two Hundred Twenty-nine (229) feet; and to the place of beginning, but EXCEPTING THEREFROM the following described tract: A part of the said Northwest quarter of Section Thirty-three (33), Township Nine (9) North, Range One (1) West, bounded and described as follows: Beginning at a point that is One Hundred Thirteen (13) feet and Nine (9) inches West and Two Hundred and Twenty-six (226) feet North of the Southwest corner of Lot Number One (1) in Kenedel Addition to said City, thence running North One Hundred Thirty-three (133) feet; thence East Thirty-five (35) feet and Sixty-four (64) feet to a point One Hundred Thirty-five (135) feet and Two-tenths (2) feet West of the West property line of North College Avenue, thence South One (1) degree Twenty (20) minutes East One Hundred Thirty-three (133) feet and Two-tenths (2) feet to a point Sixty-five (65) feet East of the place of beginning, thence West Sixty-five (65) feet and Eight-tenths (8) feet to the place of beginning, containing in said exception 0.193 of an acre, more or less.

NOTE: The above stated legal description does not have geometric closure. The error of closure is 4.68 feet.

NEW LEGAL DESCRIPTION

A part of the Northwest quarter of Section 33, Township 9 North, Range 1 West in the City of Bloomington, Monroe County, Indiana, bounded and described as follows: Beginning at a point on the north line of West Eleventh Street which is 50 feet north and 1 foot west of the northeast corner of Lot Number 1 in Hunter's Addition in the City of Bloomington, thence on the north line of West Eleventh Street North 68 degrees 58 minutes 48 seconds East 155.50 feet; thence leaving said street North 00 degrees 08 minutes 57 seconds East 236.68 feet; thence South 88 degrees 11 minutes 34 seconds West 18.01 feet; thence North 00 degrees 16 minutes 06 seconds East 132.66 feet; thence North 81 degrees 57 minutes 48 seconds East 64.07 feet; thence North 00 degrees 16 minutes 00 seconds East 146.19 feet; thence South 88 degrees 27 minutes 36 seconds West 64.07 feet; thence South 00 degrees 08 minutes 28 seconds West 377.42 feet; thence North 88 degrees 58 minutes 48 seconds East 132.00 feet; thence South 00 degrees 58 minutes 00 seconds East 132.00 feet to the north line of West Eleventh Street; thence on said north line North 88 degrees 58 minutes 48 seconds East 294.00 feet to the point of beginning containing 6.65 acres, more or less.

NOTES CORRESPONDING TO SCHEDULE B - SECTION II

1. The right-of-way of 11th Street and Madison Street are platted upon the survey drawing.

2. The Utility Easement recorded November 27, 1985, in Deed Record 320, at page 370, is platted upon the survey drawing.

3. The Easement recorded November 1, 1970, in Deed Record 381, at page 26, is platted upon the survey drawing.

4. The Easement recorded June 20, 1975, in Deed Record 434, at page 422, is platted upon the survey drawing.

5. Subject Property is the property described in Exhibit A of the Environmental Disclosure Document recorded April 6, 1993, in Record Book 219, at page 512.

SETBACKS: Zone C (General Commercial)

Building - 45 feet from centerline

Parking - 35 feet from centerline

TABLE OF ENCROACHMENTS:
1. A gas line runs on and along the south boundary line of the subject Property.
2. An underground telephone line runs on and along the south boundary line of the subject Property.
3. An overhead utility line runs on and along the east boundary line of the subject Property.
4. A dumpster with an enclosure exists on the subject Property along the east boundary line.
5. From the dumpster enclosure a board fence runs northwesterly across the subject Property.
6. On and along the east boundary line existing with private onto the subject Property by a distance of 15 feet to 2.0 feet.
7. At northeast corner of the subject Property a parking lot protrudes onto the Property by a distance of 7 feet.
8. From Marion Street to Woodburn Street a water line runs across the Property from south and to north and
9. At the southwest area of the subject Property a building protrudes onto the Property by a distance of 8 feet.
10. Along the north boundary line of the subject Property a shed protrudes onto the railroad property by a distance of 12 feet.
11. Along the west boundary line of the subject Property and asphalt and gravel driveway protrudes onto the N. Madison Street right-of-way by 16 feet.

ALTA/ACSM LAND TITLE SURVEY

300 West 11th Street, Bloomington, Indiana

TITLE REPORT/COMMITMENT NO. 19855

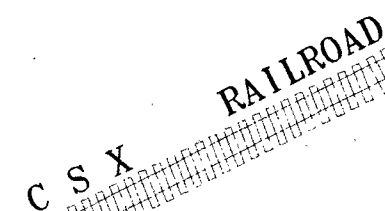
STEWART TITLE GUARANTY COMPANY

bearing an effective date of March 30, 2005

SURVEYOR'S CERTIFICATION

To: Stewart Title Guaranty Company

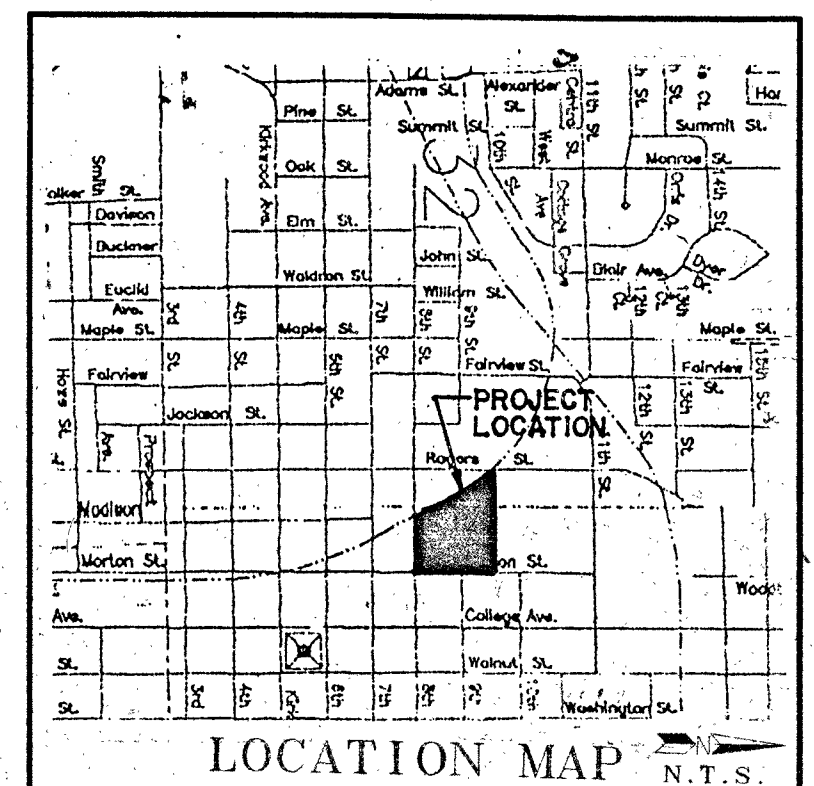
This is to certify that this map or plat and the survey on which it is based were made in accordance with the minimum standards and requirements for ALTA/ACSM Land Title Surveys, as jointly established and adopted by ALTA, ACSM, and REPS in 1991, and includes items 1, 3, 4, 6, 7, 8, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 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DULY ENTERED
FOR TAXATION

MAR 10 1995.

Margaret Coe
Auditor Monroe County, Indiana



SHOWERS OFFICE
AND RESEARCH
CENTER

PREPARED BY: SMITH NEUBECKER & ASSOCIATES INC. 4625 Morningside Drive Bloomington, Indiana 47408

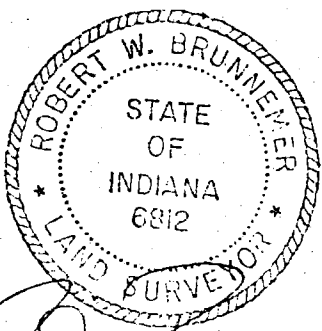
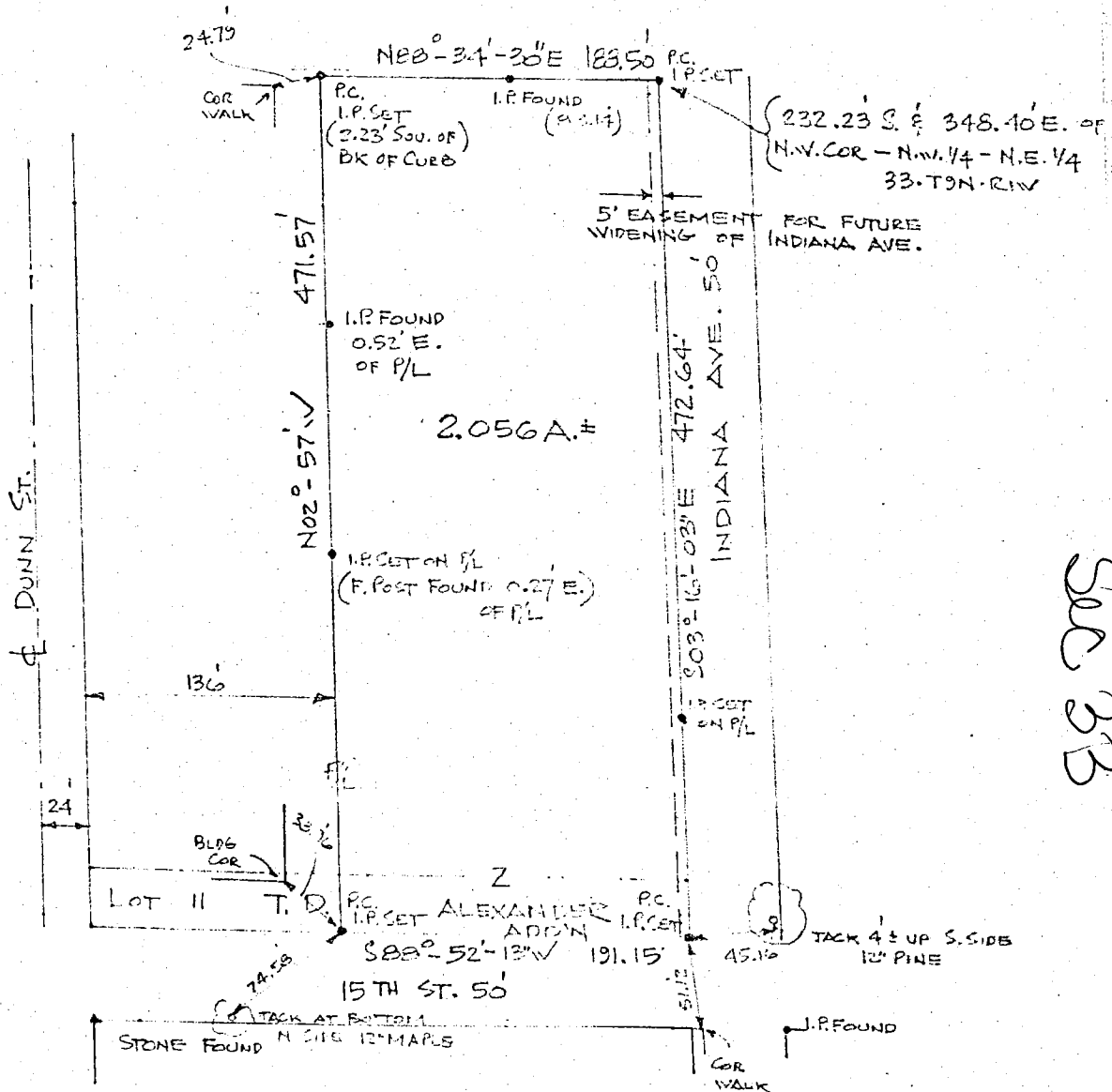
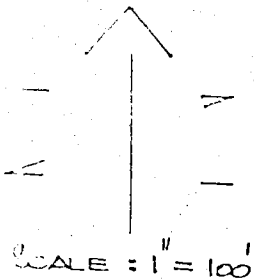
JOB NO. 1617A
PAGE 1 OF 6

BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603



Sec 33



SURVEY PLAT
PART OF N.W. 1/4 OF N.E. 1/4 OF
SECTION 33-T9N-R1W
& PART OF LOT II-T.D. ALEXANDER'S ADD.
BLOOMINGTON, MONROE COUNTY, INDIANA
MARCH 12, 1970

Sec 33

Blgtn City

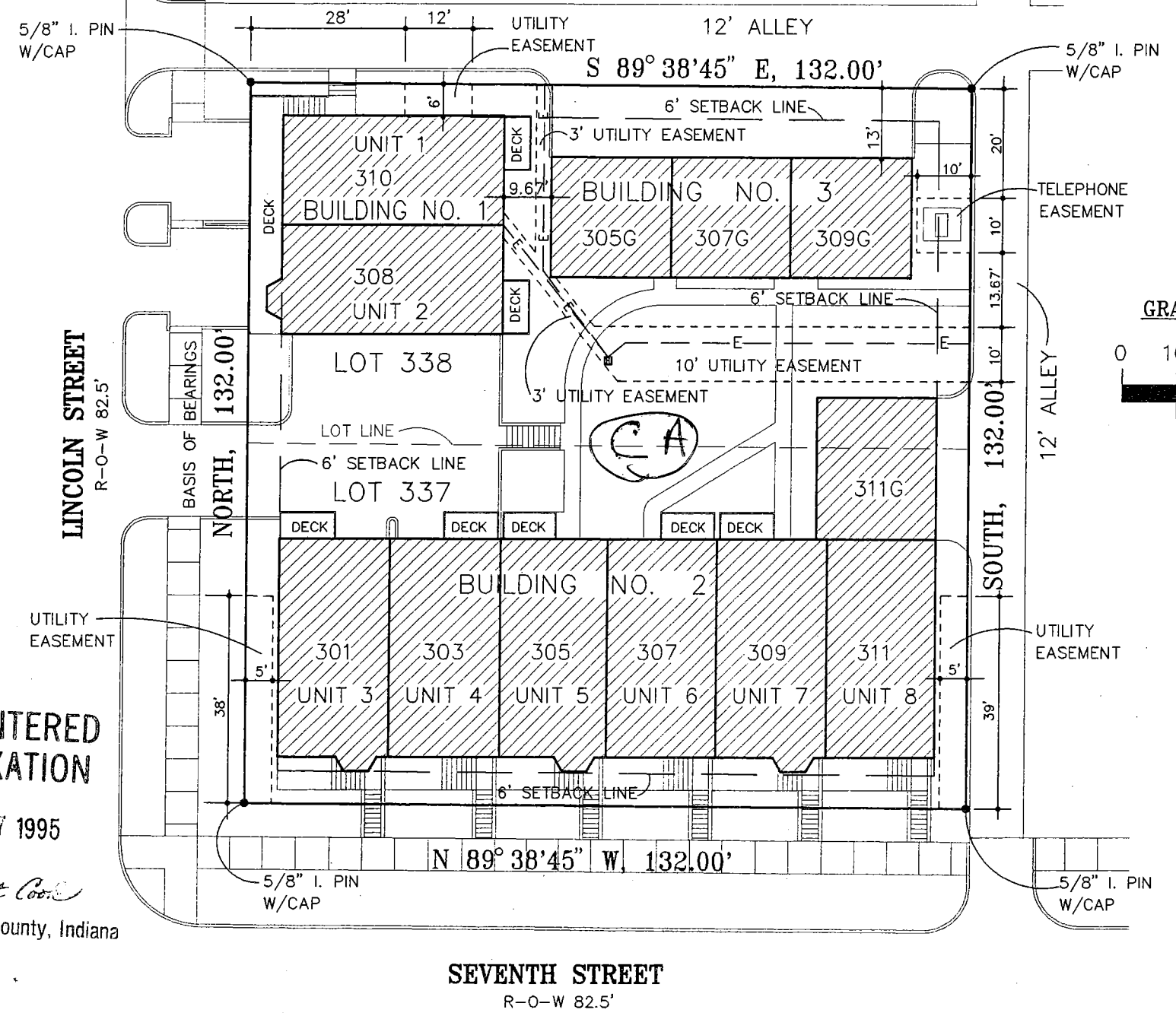
Indiana University Employees Federal Credit Union
from

Trustees of Indiana University

Blk 33

Lincoln Place

DULY ENTERED
FOR TAXATION
SEP 27 1995
Margaret Cook
Auditor Monroe County, Indiana



SURVEYOR'S CERTIFICATE

I, GEORGE S. RIDGWAY, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF INDIANA.

LINCOLN PLACE CONDOMINIUMS LEGAL DESCRIPTION

LOTS NUMBERED 337 AND 338 IN THE ORIGINAL PLAT OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA BOUNDED AND DESCRIBED AS FOLLOWS; BEGINNING AT AN IRON PIN (SET THIS SURVEY) AT THE INTERSECTION OF THE NORTH LINE OF SEVENTH STREET WITH THE EAST LINE OF LINCOLN STREET; THENCE NORTH (BASIS OF BEARINGS) ALONG THE EAST LINE OF LINCOLN STREET 132.00 FEET TO AN IRON PIN (SET THIS SURVEY); THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS EAST (CITY PLAT CALLS THIS LINE EAST), 132.00 FEET TO AN IRON PIN (SET THIS SURVEY); THENCE SOUTH 132.00 FEET ALONG THE WEST LINE OF THE PLATTED ALLEY TO AN IRON PIN (SET THIS SURVEY); THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST (CITY PLAT CALLS THIS LINE WEST), 132.00 FEET ALONG THE NORTH LINE OF SEVENTH STREET TO THE POINT OF BEGINNING.

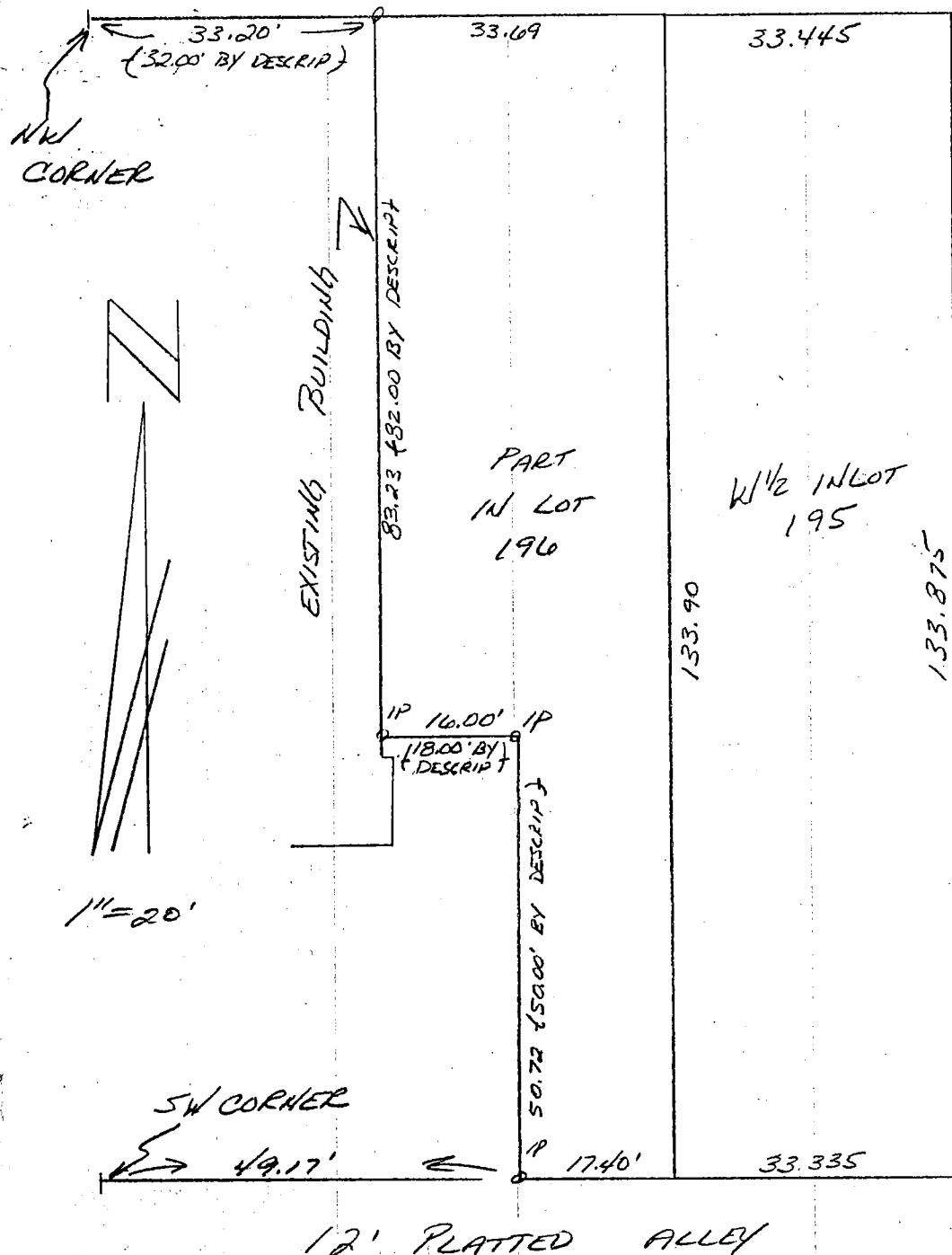
PLANS ARE AS
ED WITH LINCOLN
INIUMS IN
AT BOOK ____ PAGE ____

OF LINCOLN PLACE
IS RECORDED IN
____ PAGE ____ TO ____

BLDG.	UNIT	DESIGN	FLOOR	LEVEL	SQ. FT.	TOTAL SQ. FT.	ADDRESS	PERCENTAGE OF COMMON AREA
1	1	2BR AND STORAGE WITH GARAGE	STORAGE	796.50	300	2136	310 N. LINCOLN	13.00
			GARAGE	796.50	410			
			1ST FLOOR	805.71	713			
			2ND FLOOR	815.87	713			
1	2	2BR AND STORAGE WITH GARAGE	STORAGE	796.50	300			
			GARAGE	796.50	410			

SIXTH STREET

PK NAIL



Raymond Graham

Raymond Graham
R.P.E. 8409 L.S. 99
Indian

3215 N. Smith Pike
Bloomington, Indian
November 29, 1993

DESCRIPTION:

A part of In Lot No. 196 in the City of Bloomington, Indiana, bounded as follows, to wit: Beginning at a point on the North line of said In Lot 32 feet East of the Northwest corner of said In Lot thence running South 82 feet; thence East 18 feet; thence South 50 feet to the South line of said In Lot; thence East on the South line of said In Lot to the Southeast corner of said In Lot; thence North on the East line of said In Lot to the Northeast corner of said In Lot 196; thence West on the North line of said In Lot to the place of beginning.

ALSO, The West half of In Lot No. 195 in the City of Bloomington, Indiana, bounded as follows, to wit: Commencing at the Northwest corner of said In Lot; thence East 33 feet; thence South 13 feet to an alley; thence West along the North line of the alley 33 feet to the West line of said In Lot; thence North on the West line of said In Lot 132 feet to the place of beginning.

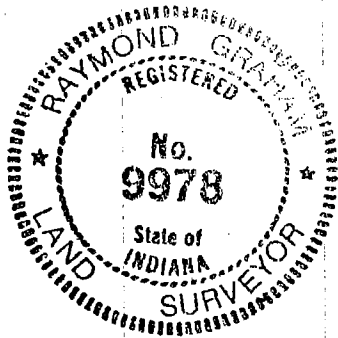
The above being redescribed by survey of Raymond Graham dated November 19, 1993, as follows:

Part of In Lot No. 196 City of Bloomington, Indiana, described as follows:

Beginning at a point on the North line of In Lot No. 196 and on the South right of way of Sixth Street at the corner of an existing building which is 33.20 feet East of the Northwest corner of In Lot No. 196; thence running East along the North line of In Lot 196 and the South right of way of Sixth Street for 33.69 feet; to the Northeast corner of In Lot NO. 196; thence leaving the North line of In Lot No. 196 and the South right of way of Sixth Street running South along the East line of In Lot No. 196 for 133.90 feet to the Southeast corner of In Lot No. 196; thence running West along the South line of In Lot No. 196 for 17.40 feet; thence leaving the South line of In Lot No. 196 running North for 50.72 feet; thence running West for 16.00 feet and to the face of an existing building; thence running North along the face of an existing building for 83.23 feet and to the point of beginning.

ALSO, The West half of InLot No. 195 City of Bloomington, Indiana, described as follows:

Beginning at the Northwest corner of InLot No. 195 and on the South right of way of Sixth Street; thence running East along the North line of InLot No. 195 and the South right of Sixth Street for 33.445 feet; thence leaving the North line of InLot No. 195 and the South right of way of Sixth Street running South for 133.875 feet to the South line of InLot No. 195; thence running West along the South line of InLot No. 195 for 33.335 feet to the Southwest corner of InLot No. 195; thence running North along the West line of InLot No. 195 for 133.90 feet to the point of beginning.



Raymond Graham

Raymond Graham
R.P.E. 8409 L.S. 9978 Indiana
3215 N.Smith Pike
Bloomington, Indiana
November 29, 1993

Beginning at a point on the North line of InLot No. 196 and on the South right of way of Sixth Street at the corner of an existing building which is 33.20 feet East of the Northwest corner of InLot No. 196; thence running East along the North line of InLot 196 and the South right of way of Sixth Street for 33.69 feet to the Northeast corner of InLot NO. 196; thence leaving the North line of InLot No. 196 and the South right of way of Sixth Street running South along the East line of InLot No. 196 for 133.90 feet to the Southeast corner of InLot No. 196; thence running West along the South line of InLot No. 196 for 17.40 feet; thence leaving the South line of InLot No. 196 running North for 50.72 feet; thence running West for 16.00 feet and to the face of an existing building; thence running North along the face of an existing building for 83.23 feet and to the point of beginning.



**Illinois
Central
Gulf**

An **IC Industries** Company

Fred C. Moore, Jr.
Supervisor -
Property Taxation

**Illinois Central
Gulf Railroad**
Two Illinois Center
233 North Michigan Avenue
Chicago, IL 60601 - 5799
(312) 565 1600

Sec 33

February 8, 1984
Tax File: 4-15
X-39807

Mr. Sam Crites
Monroe County Assessor
Bloomington, IN 47401

Dear Mr. Crites:

By deed dated October 17, 1983, the Illinois Central Gulf Railroad Company conveyed 0.66 acre of land, more or less, and the depot building thereon, at Bloomington to Donald K. Baugh.

For your convenience, we are enclosing a copy of the deed and a print with the area conveyed outlined in red.

For the year 1983, this property was reported to and assessed by the State Tax Commission.

For the year 1984, will you please see that the property conveyed is assessed in the name of the new owner.

Very truly yours,

FC Moore

Fred C. Moore, Jr.
Supervisor Property Taxation

Attachment

cc: Ms. Doran May, Bloomington Township Assessor,
Bloomington, IN 47401

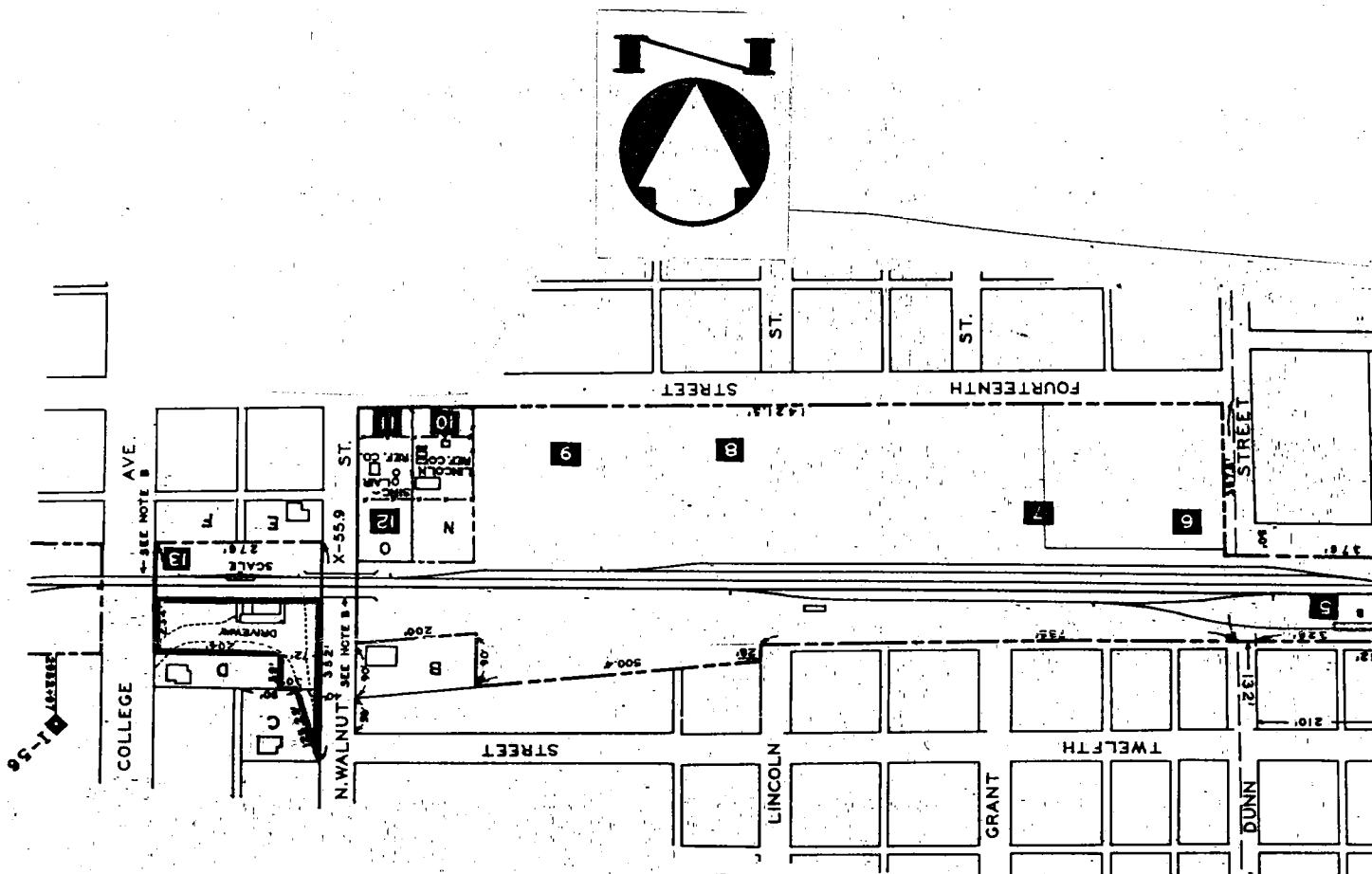
Baugh DM

2044 E. C. Baugh

Check on Bkgr

Sec 33

1/5



ILLINOIS CENTRAL GULF RAILROAD CO

Bloomington, Ind.

RED-PROPERTY TO BE SOLD TO

Baugh

V.P. & C.E.

CHICAGO, ILL.

SCALE 1" = 300'

9-29-19 83

9/5

THIS INDENTURE Witnesseth that the Grantor, the ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware Corporation, 233 North Michigan Avenue, Chicago, Illinois 60601, for and in consideration of the sum of THIRTY SIX THOUSAND AND NO/100 DOLLARS (\$36,000.00) in hand paid and other valuable consideration, hereby conveys, releases, remises and forever quitclaims to the Grantee, DONALD K. BAUGH, all its right, title, interest and claim in and to the following described lands and property situated in the County of Monroe and State of Indiana to wit:

Certain property situated in the West Half of the Northwest Quarter of Section 33, Township 9 North, Range 1 West of the Second Principal Meridian at Bloomington, Monroe County, Indiana, said property forming a portion of the right-of-way of the Illinois Central Gulf Railroad Company is more particularly described as follows: Begin at the Southwest corner of Lot 29, Kenwood Addition to the City of Bloomington, said point being situated in the East line of College Avenue, and run easterly along the South line of said Lot 29, along the easterly extension thereof and along the South line of Lot 28 in said Kenwood Addition, 208 feet, more or less, to the Northeast corner of the West 60 feet of Lot 27 in said Kenwood Addition; thence southerly along the East line of said West 60 feet of Lot 27, 59 feet to the South line of said Lot 27; thence easterly along the last said South line, 30 feet, more or less, to Grantor's property corner; thence southeasterly along the East line of that tract of land conveyed by the former Illinois Central Railroad Company to Erns Barnes and Beryl Barnes by deed dated March 27, 1941, 125 feet, more or less, to the Southeast corner of Lot 21 in said Kenwood Addition, said point being in the West line of North Walnut Street; thence northerly along said West line, 261 feet, more or less, to a point in a line that lies parallel with and 25 feet normally distant southerly from the centerline of Grantor's main track; thence westerly along said parallel line, 280 feet, more or less, to a point in the aforesaid East line of College Avenue; thence southerly along the last said East line, 82 feet, more or less, to return to the point of beginning.

GRANTEE covenants and agrees that it shall construct a fence or barricade along the northerly boundary of the premises herein conveyed and thereafter to maintain said barricade. The construction and maintenance of the aforesaid fence or barricade shall be the sole cost, risk and expense of the Grantee and be of a type acceptable to Grantor's Division Manager. This covenant shall run with the land conveyed and be binding upon the Grantee, its successors and assigns forever.

GRANTEE covenants and agrees that it shall not do, nor cause to be done, any act that will unreasonably impede the natural flow of drainage water over the premises hereinabove conveyed, as to cause said drainage water to accumulate on the premises of Grantor adjoining and abutting premises hereinabove conveyed to the detriment of Grantor's use and enjoyment of such premises, provided that this covenant shall in no way be construed to prohibit Grantee from erecting buildings or other improvements on the premises hereinabove conveyed, provided that drainage equivalent to that existing at the time of this conveyance is maintained, whether naturally or by other means. This covenant shall run with the land hereinabove conveyed and be binding upon Grantee, its successors and assigns.

GRANTOR reserves for itself, its successors and assigns all coal, oil, gas, ores and any other minerals whether similar or dissimilar or now known to exist or hereafter discovered of every kind in, on or under said premises, together with the right at any time to explore, drill for, mine, remove and market all such products in any manner which will not damage structures on the surface of said premises. Grantee will release for itself, its successors or assigns the Grantors, its successors or assigns from any liability for any damages attributable to removing said minerals and this release shall run with the land.

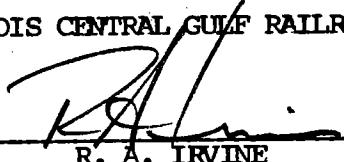
GRANTOR reserves the right for the continued maintenance, replacement and use of all existing driveways, roads, conduits, sewers, water mains, gas lines, electric power lines, wires and other utilities and easements on said premises whether or not of record including the repair, reconstruction and replacement thereof and Grantee agrees not to interfere with the rights herein reserved or any facilities used pursuant thereto.

As a part of the consideration hereof, and in accepting this conveyance, the Grantee agrees and binds itself to purchase, affix and cancel any and all documentary stamps of every kind and nature in the amount prescribed by statute, and to pay any and all required transfer taxes and fees incidental to recordation of this instrument.

IN WITNESS WHEREOF, ILLINOIS CENTRAL GULF RAILROAD COMPANY, the Grantor, has caused these presents to be signed by its Vice President, and its corporate seal, duly attested by its Assistant Secretary to be hereunto affixed, they being thereunto duly authorized this 17 day of OCTOBER, 1983.

ILLINOIS CENTRAL GULF RAILROAD COMPANY

By


R. A. IRVINE
Vice President

ATTEST:

By


W. H. SANDERS
Assistant Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do Hereby Certify that R. A. Irvine, personally known to me to be the Vice President of the ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware corporation and W. H. Sanders, personally known to me to be the Assistant Secretary of said corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged under oath that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 17 day of OCTOBER, 1983

Robert J. Wiley
Notary Public

My Commission Expires:

July 18, 1984

Description Approved:

Vicki x Healy

Form Approved:

R R FOWLER
Attorney

THIS INSTRUMENT PREPARED BY:

RL WILEY
Real Estate Department
ILLINOIS CENTRAL GULF RAILROAD COMPANY
233 North Michigan Avenue
Chicago, Illinois 60601

THIS INDENTURE Witnesseth that the Grantor, the ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware Corporation, 233 North Michigan Avenue, Chicago, Illinois 60601, for and in consideration of the sum of TWO HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$212,500.00) in hand paid and other valuable consideration, hereby conveys, releases, remises and forever quitclaims to the Grantee, EMPIRE PROPERTY MANAGEMENT COMPANY, INC., AN INDIANA CORPORATION, all its right, title, interest and claim in and to the following described lands and property situated in the County of Monroe and State of Indiana to wit:

Certain property situated in the Northwest Quarter of Section 33, Township 9 North, Range 1 West of the Second Principal Meridian at Bloomington, Monroe County, Indiana, said property forming a portion of the right-of-way of the Illinois Central Gulf Railroad Company's Indianapolis District is described as follows: From the point where the East line of 56 foot wide N. Walnut Street intersects the South line of 50 foot wide Fourteenth Street, run N 88°56' E along said South line Fourteenth Street, 200.00 feet to the Northeast corner of that tract of land conveyed by Grantor to Marathon Oil Company by deed dated June 7, 1979, being the POINT OF BEGINNING; thence South parallel with said East line of N. Walnut Street, being in part along the East line of said "Oil Company" property, 255.5 feet, more or less, to a point in a line that lies parallel and/or concentric with and 10 feet normally distant northerly from the centerline of Grantor's northernmost track (ICC #27); thence easterly along said parallel and/or concentric line, through a turnout to the left, and along a line that lies parallel and/or concentric with and 10 feet normally distant northerly from the centerline of Grantor's northernmost track (ICC #26), a total distance of 1223 feet, more or less, to a point in the West line of Dunn Street, said West line being the West line of the East 25 feet of said Northwest Quarter of Section 33; thence North along said West line of Dunn Street, 255 feet, more or less, to a point in the aforesaid South line of Fourteenth Street; thence westerly along said South line, 1221.5 feet, more or less, to return to the point of beginning.

GRANTEE agrees to install and maintain at its sole cost, risk and expense a fence/barricade, of a size and type acceptable to Grantor's Division Engineering Superintendent, along the full length of the trackside sale line.

GRANTEE covenants and agrees for itself, its successors and assigns that it shall not do anything that would directly or indirectly impair or damage Grantor's adjacent embankment and shall secure Grantor's prior written approval of any and all construction involving said embankment. This covenant shall run with the land hereinabove conveyed and be binding upon the Grantee, its successors and assigns forever. Grantor reserves for itself, its successors and assigns the right to enter upon the property herein conveyed for the purpose of construction, maintenance and repair of said embankment. Should Grantee in Grantor's sole opinion fail to preserve and safeguard said embankment as aforestated, any costs incurred by Grantor in connection with work necessary to preserve and guard said embankment shall be at the sole expense of Grantee, its successors and assigns. Grantee's obligation to pay the aforesaid costs shall be binding upon its successors and assigns and shall run with the land hereinabove conveyed.

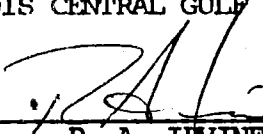
GRANTEE covenants and agrees that it shall not do, nor cause to be done, any act that will impede the natural flow of drainage water over the premises hereinabove conveyed, as to cause said drainage water to accumulate on the premises of Grantor adjacent to the southern boundary of the premises to the detriment of Grantor's, its successors or assigns use and enjoyment of such premises, provided that this covenant shall in no way be construed to prohibit Grantee from erecting buildings or other improvements on the premises hereinabove conveyed, provided that drainage equivalent to that presently existing at the time of this conveyance is maintained, whether naturally or by other means. This covenant shall run with the land hereinabove conveyed and be binding upon Grantee, its successors and assigns.

As a part of the consideration hereof, and in accepting this conveyance, the Grantee agrees and binds itself to purchase, affix and cancel any and all documentary stamps of every kind and nature in the amount prescribed by statute, and to pay any and all required transfer taxes and fees incidental to recordation of this instrument.

IN WITNESS WHEREOF, ILLINOIS CENTRAL GULF RAILROAD COMPANY, the Grantor, has caused these presents to be signed by its Vice President, and its corporate seal, duly attested by its Assistant Secretary to be hereunto affixed, they being thereunto duly authorized this 13th day of December, 1983.

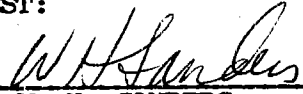
ILLINOIS CENTRAL GULF RAILROAD COMPANY

By


R. A. IRVINE
Vice President

ATTEST:

By


W. H. SANDERS
Assistant Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do Hereby Certify that R. A. Irvine, personally known to me to be the Vice President of the ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware corporation and W. H. Sanders, personally known to me to be the Assistant Secretary of said corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged under oath that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 13th day of December, 1983.

Joyce E. Lucas
Notary Public

My Commission Expires:

Nov. 17, 1985

Description Approved:

U.S. & H. Co.

Form Approved:

ICG Railroad
Attorney

THIS INSTRUMENT PREPARED BY:

Real Estate Department
ILLINOIS CENTRAL GULF RAILROAD COMPANY
233 North Michigan Avenue
Chicago, Illinois 60601

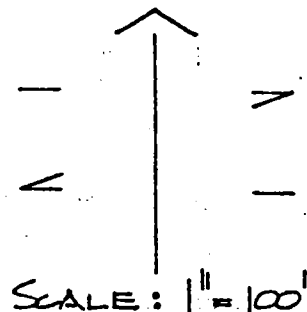
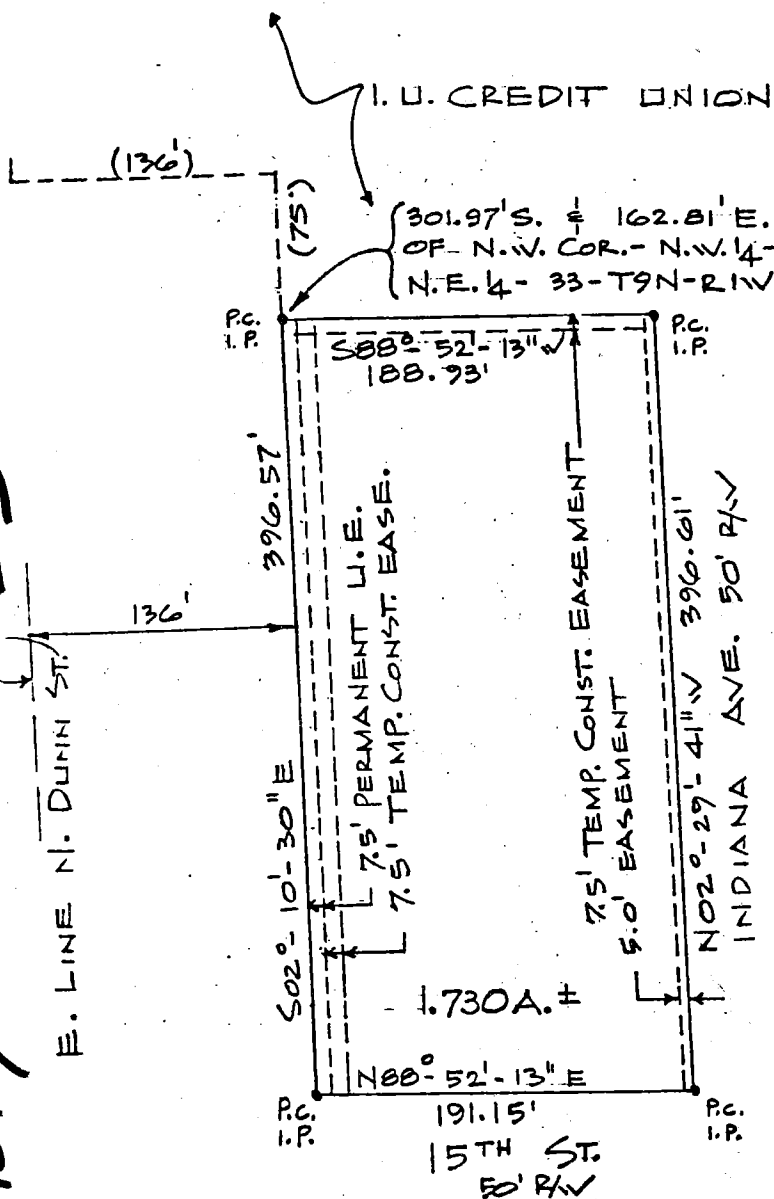
Blgtn. Sec. 33

Blgtn.

BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603

Sec 33



SURVEY PLAT
PART OF N.W. 1/4 OF N.E. 1/4 OF
SECTION 33-T9N-R1W
MONROE COUNTY, INDIANA
MAY 26, 1984



Gary D. Cobb

FILED

FEB 08 1985

Rodney J. Brown
REGISTERED, Monroe County, Indiana

Sec 33

1/3.

A part of the Northwest quarter of the Northeast quarter of Section 33, Township 9 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at a point that is 301.97 feet South and 162.81 feet East of the Northwest corner of said quarter-quarter, thence S02°-10'-30"E (S02°-57'E record bearing) parallel to and 136.00 feet East of the East line of North Dunn Street for a distance of 396.57 feet to the North line of Fifteenth Street, thence N88°-52'-13"E over and along the said North line for a distance of 191.15 feet to the West line of Indiana Avenue, thence N02°-29'-41"W (N03°-16'-03"W record bearing) over and along the said West line for a distance of 396.61 feet, thence S88°-52'-13"W for a distance of 188.93 feet to the point of beginning. Containing 1.730 acres, more or less.

Subject to a permanent utility easement 7.5 feet of even width lying on the East side of and immediately adjacent to the entire West line of said tract.

Also, subject to a temporary construction easement 7.5 feet of even width lying on the East side of and immediately adjacent to the East line of the above described permanent easement.

Also, subject to a temporary construction easement 7.5 feet of even width lying on the South side of and immediately adjacent to the entire North line of said 1.730 acre tract.

Also, subject to an easement 5.00 feet of even width lying on the West side of and immediately adjacent to the entire East line of said 1.730 acre tract. Also, subject to all easements and rights of way of record.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

The above survey description being a precise description of an approximately 396.6 foot strip of even width off the south part of the following described real estate in Monroe County, Indiana:

A part of the Northwest quarter of the Northeast quarter of Section 33, Township 9 North, Range 1 West, Monroe County, Indiana and a part of Lot 11 in Thomas D. Alexander's Addition to Bloomington, Indiana, described as follows: **31-326**

Beginning at a point that is 232.23 feet South and 348.40 feet East of the Northwest corner of said quarter-quarter, said point being on the West line of Indiana Avenue, thence S03°-16'-03"E over and along the West line of Indiana Avenue for a distance of 472.64 feet to the point of intersection with the North line of Fifteenth Street, thence S88°-52'-13"W over and along the North line of Fifteenth Street for a distance of 191.15 feet to a point that is 136.00 feet East of the East line of Dunn Street, thence N02°-57'W parallel to and 136.00 feet East of the East line of Dunn Street for a distance of 471.57 feet, thence N88°-34'-30"E for a distance of 188.50 feet to the point of beginning. Containing 2.056 acres, more or less. Subject to an easement 5.00 feet of even width off the entire East side of said tract for the future widening of Indiana Avenue.

Grantor herein certifies that there are no Indiana Gross Income taxes due as a result of this transfer.

EXHIBIT A

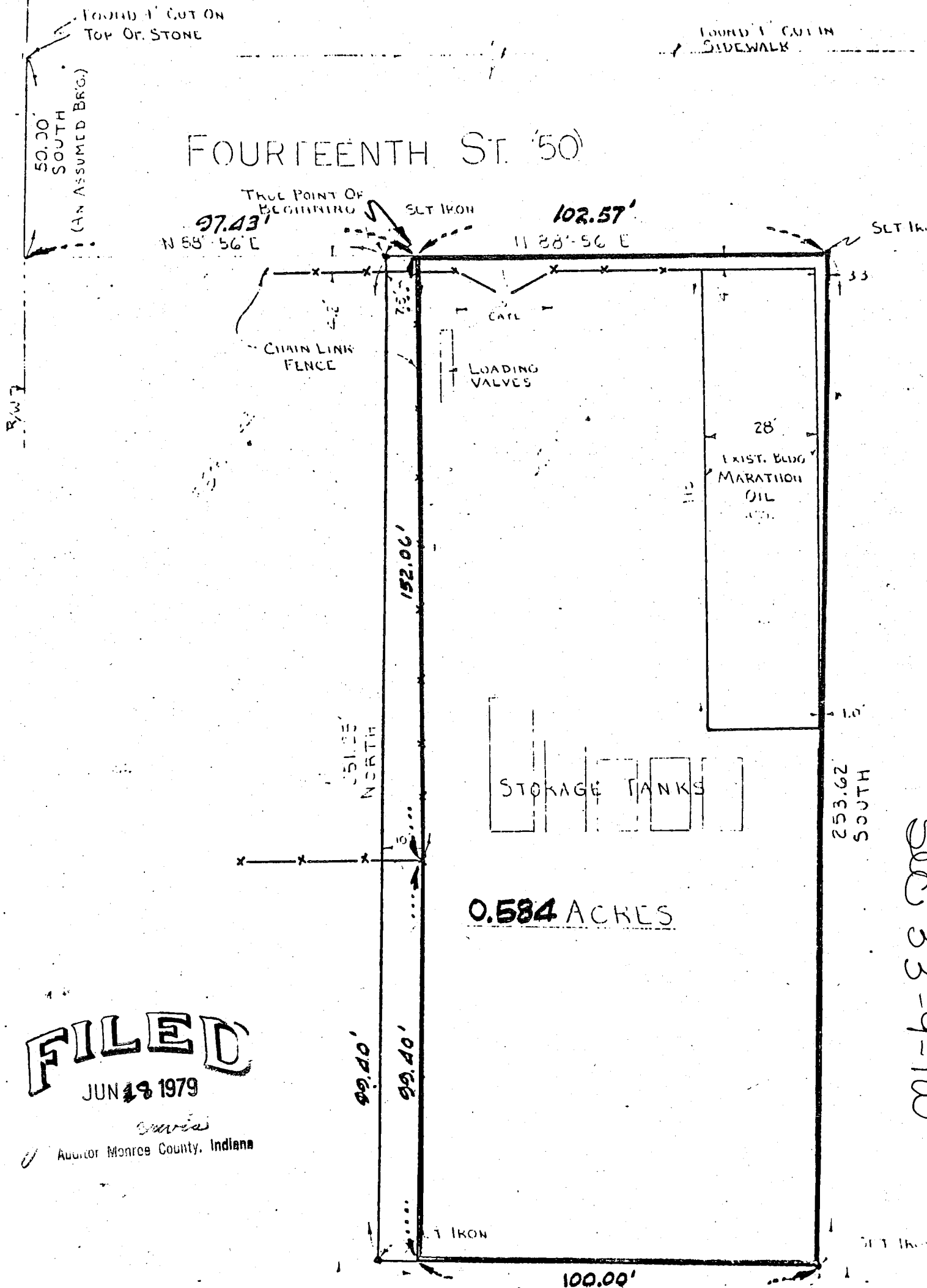
FILED
FEB 08 1985

Rodney J. Brown
Recorder Monroe County, Indiana

(Indiana University Employees Federal Credit Union to Trustees of Indiana University)

6-18-79

Illinois Duff Railroad Co. to Marathon Oil
Blythe City Sec 33-9-1W



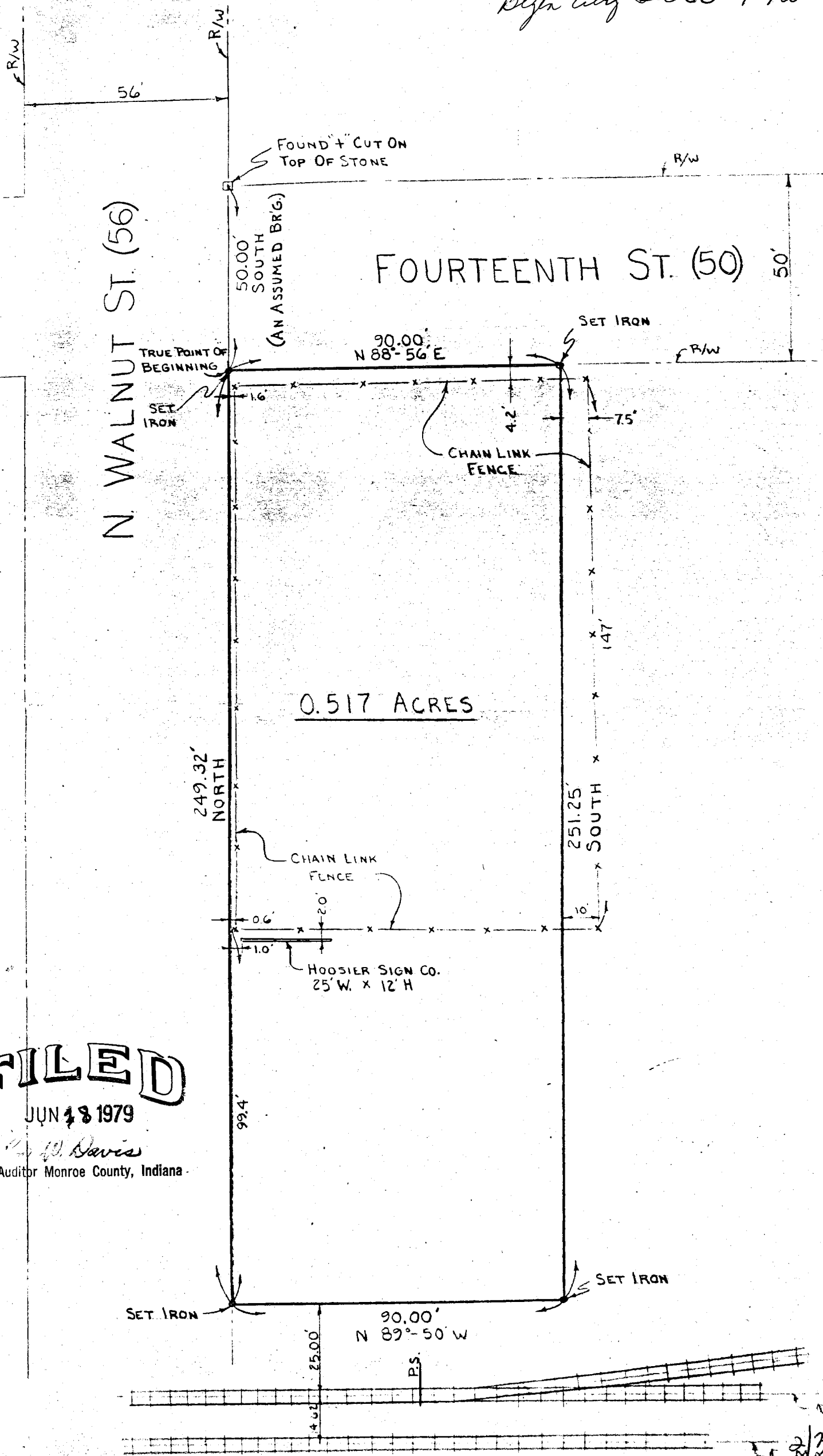
FILED
JUN 19 1979

Auditor Monroe County, Indiana

Sec 33-9-1W

6-18-79

Illinois Gulf Railroad Co. to Adlbrader
Blytn City Sec 33-9-1W



FILED

JUN 18 1979

J. W. Davis

Auditor Monroe County, Indiana

2/2

DESCRIPTION: Parcel located at the intersection of North Walnut and 14th Street,
Bloomington, Indiana

A part of the North Half of the Northwest quarter of Section 33,
Township 9 North, Range 1 West of the Second Principal Meridian
in the City of Bloomington, Monroe County, Indiana, more particularly
described as follows:

Commencing at the intersection of the North line of 14th Street
and the East line of North Walnut Street in the City of Bloomington,
Indiana; thence along the East line of said North Walnut Street,
South (an assumed bearing), 50.00 feet to a point on the South line
of 14th Street, said point being the true point of beginning; thence
along said South line, North - 88 degrees - 56 minutes - East,
90.00 feet; thence parallel with the East line of North Walnut
Street, South, 251.25 feet to a point 25 feet North of the center-
line of the passing track of the Illinois Central Gulf Railroad
Company; thence parallel with said track, North - 89 degrees -
50 minutes - West, 90.00 feet to the East line of North Walnut
Street; thence along said East line, North, 249.32 feet to the true
point of beginning, containing 0.517 acres, more or less, subject
to all legally established easements.

FOUND & CUT IN
SIDEWALK

CERTIFIED CORRECT

WILLIAM D. BATEMAN

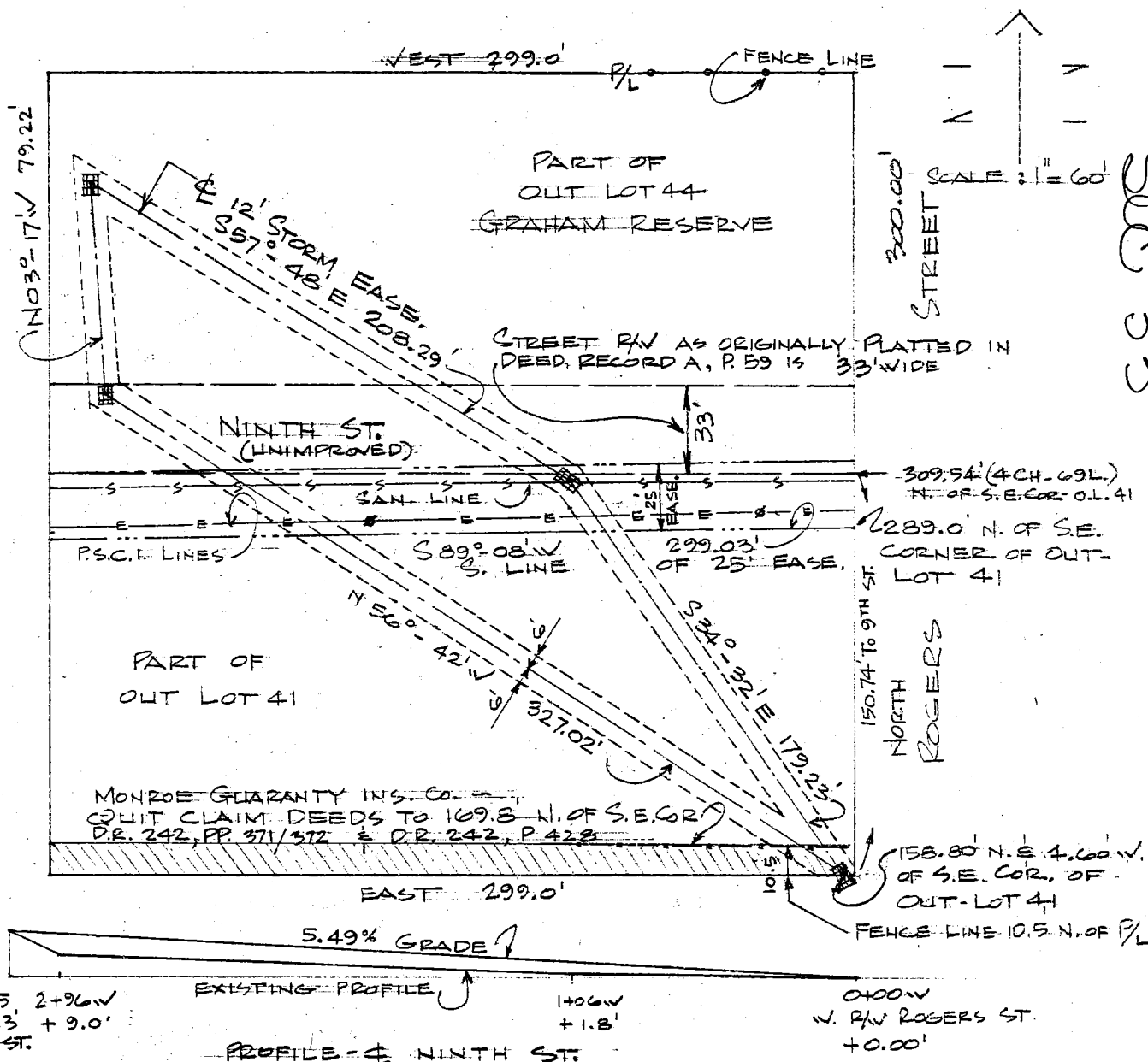
William D. Bateman
William D. Bateman

TMX

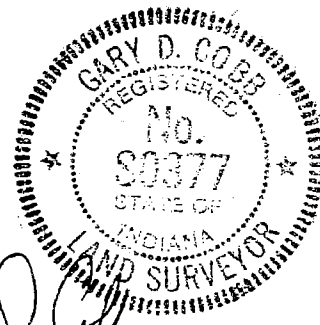
Sec 33

BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603



SURVEY PLAT
PART OF OUTLOTS 41 & 44
BLOOMINGTON, INDIANA
OCTOBER 1, 1981



Gary D. Cobb

THIS INDENTURE Witnesseth that the Grantor, the ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware Corporation, 233 North Michigan Avenue, Chicago, Illinois 60601, for and in consideration of the sum of FORTY EIGHT THOUSAND AND NO/100 DOLLARS (\$48,000.00) in hand paid and other valuable consideration, hereby conveys, releases, remises and forever quitclaims to the Grantee, THE TRUSTEES OF INDIANA UNIVERSITY, A BODY POLITIC OF THE STATE OF INDIANA all its right, title, interest and claim in and to the following described lands and property situated in the County of Monroe and State of Indiana to wit:

A parcel of land situated in the South Half of the Northeast Quarter of Section 33, Township 9 North, Range 1 West of the Second Principal Meridian at Bloomington, Monroe County, Indiana, said parcel of land forming a portion of the right-of-way of the Illinois Central Gulf Railroad Company's Indianapolis District is described as follows:

Begin at the point where the South line of 50 foot wide 13th Street intersects the West line of 50 foot wide Sluss Avenue, and run southerly along said West line of Sluss Avenue, 182 feet, more or less, to a point in a line that lies parallel and/or concentric with and 25 feet normally distant northeasterly from the centerline of Grantor's main track; thence northwesterly along said parallel and/or concentric line, 470 feet, more or less, to a point in the East line of that 12 foot wide alley situated between Lots 108 and 107, University Park Addition to the City of Bloomington; thence northwesterly in a straight line, 160 feet, more or less, to a point in the East line of 50 foot wide Fess Avenue 25 feet southerly from the aforesaid South line of 13th Street; thence northerly along said East line of Fess Avenue, 25 feet to said South line of 13th Street; thence easterly along said South line of 13th Street, 602 feet, more or less, to return to the point of beginning.

The above described real estate being a part of the lands conveyed to Grantor herein by deed dated August 10, 1972, and recorded August 21, 1972 in Deed Record 214, pages 266-277 in the office of the Recorder of Monroe County, Indiana, which portion herein conveyed is a part of Lots Nos. 98, 99, 100, 101, 105, 106, 107, 108 and 109 in University Park Addition; also all of Lots Nos. 102, 103 and 104 in said University Park Addition, and all of our interest in and to Park Street as platted, running South of 13th Street and North of the Railroad, between Lots Nos. 105 and 106 in said University Park Addition.

DULY ENTERED
FOR TAXATION
FEB 23 1984

V. L. Simpson
Auditor, Monroe County, Indiana

See 33

2/4

GRANTOR reserves for itself, its successors and assigns all coal, oil, gas, ores and any other minerals whether similar or dissimilar or now known to exist or hereafter discovered of every kind in, on or under said premises, together with the right at any time to explore, drill for, mine, remove and market all such products in any manner which will not damage structures on the surface of said premises. Grantee will release for itself, its successors or assigns the Grantors, its successors or assigns from any liability for any damages attributable to removing said minerals and this release shall run with the land.

GRANTOR reserves the right for the continued maintenance, replacement and use of all existing driveways, roads, conduits, sewers, water mains, gas lines, electric power lines, wires and other utilities and easements on said premises whether or not of record including the repair, reconstruction and replacement thereof and Grantee agrees not to interfere with the rights herein reserved or any facilities used pursuant thereto.

As a part of the consideration hereof, and in accepting this conveyance, the Grantee agrees and binds itself to purchase, affix and cancel any and all documentary stamps of every kind and nature in the amount prescribed by statute, and to pay any and all required transfer taxes and fees incidental to recordation of this instrument.

IN WITNESS WHEREOF, ILLINOIS CENTRAL GULF RAILROAD COMPANY, the Grantor, has caused these presents to be signed by its Vice President, and its corporate seal, duly attested by its Assistant Secretary to be hereunto affixed, they being thereunto duly authorized this 30th day of November, 1983.

ILLINOIS CENTRAL GULF RAILROAD COMPANY

By


R. A. IRVINE
Vice President

ATTEST:

By


W. H. SANDERS
Assistant Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do Hereby Certify that R. A. Irvine, personally known to me to be the Vice President of the ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware corporation and W. H. Sanders, personally known to me to be the Assistant Secretary of said corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged under oath that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 30th day of November, 1983.

Joyce E. Lucas
Notary Public
JOYCE E. LUCAS

My Commission Expires:

Nov. 17, 1985

Description Approved:

ICG Railroad

Form Approved:

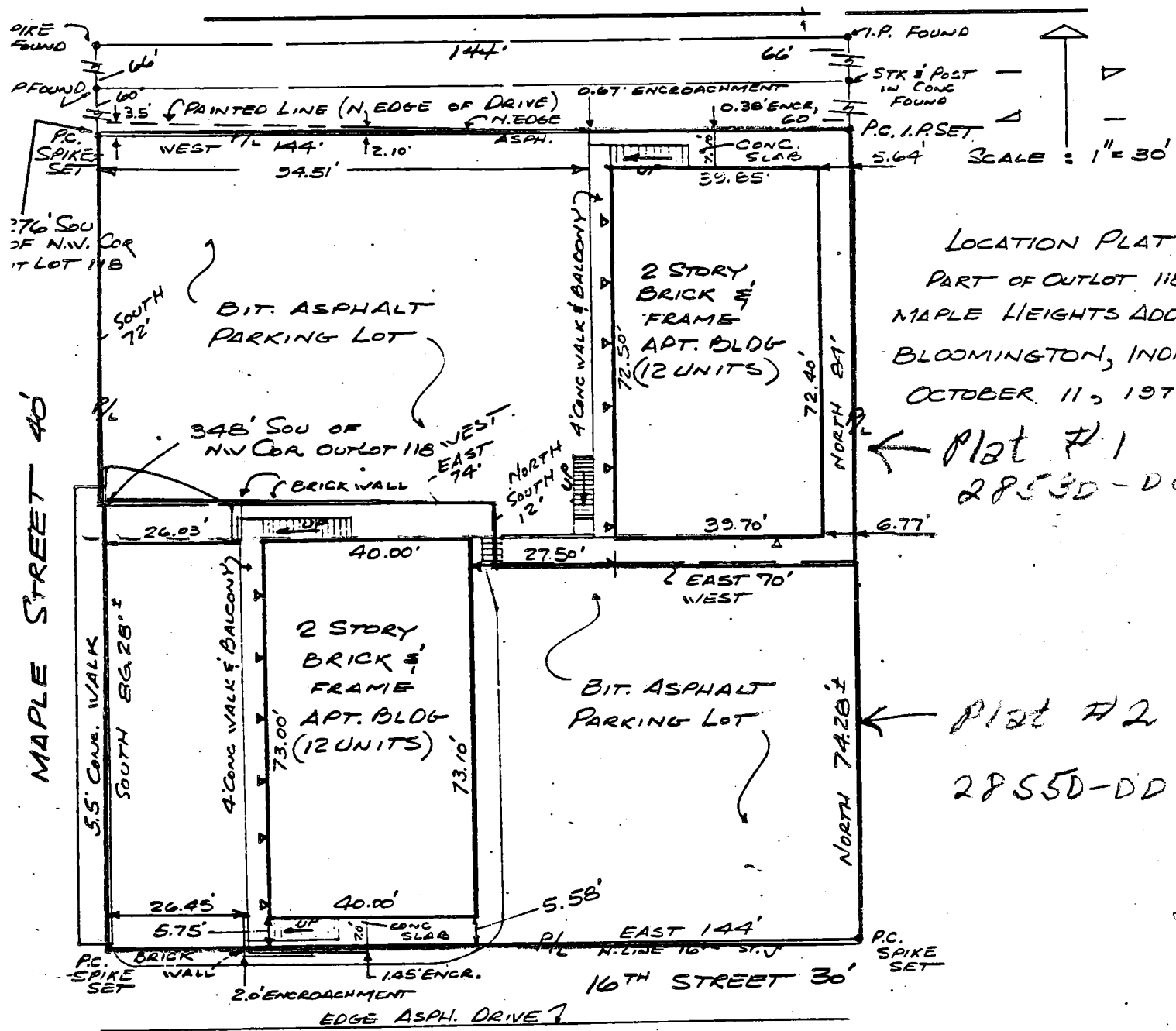
ICG Railroad
Attorney

THIS INSTRUMENT PREPARED BY:

J.E. Lucas
Real Estate Department
ILLINOIS CENTRAL GULF RAILROAD COMPANY
233 North Michigan Avenue
Chicago, Illinois 60601

BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603



LOCATION PLAT
PART OF OUTLOT 118
MAPLE HEIGHTS ADDITION
BLOOMINGTON, INDIANA
OCTOBER 11, 1976

Plat #1
28530-DD

Plat #2
28550-DD

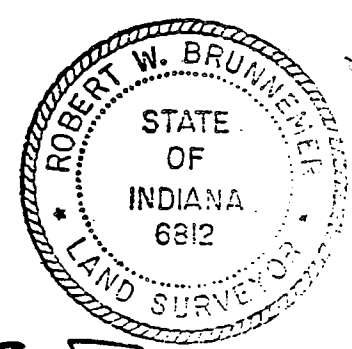
CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE PROPERTY AS IN POSSESSION AND SHOWS ALL ENCRoACHMENTS THEREON.

CERTIFIED:

Robert W. Brunnemer

ROBERT W. BRUNNEMER
REGISTERED LAND SURVEYOR
INDIANA REGISTRY # 6812.



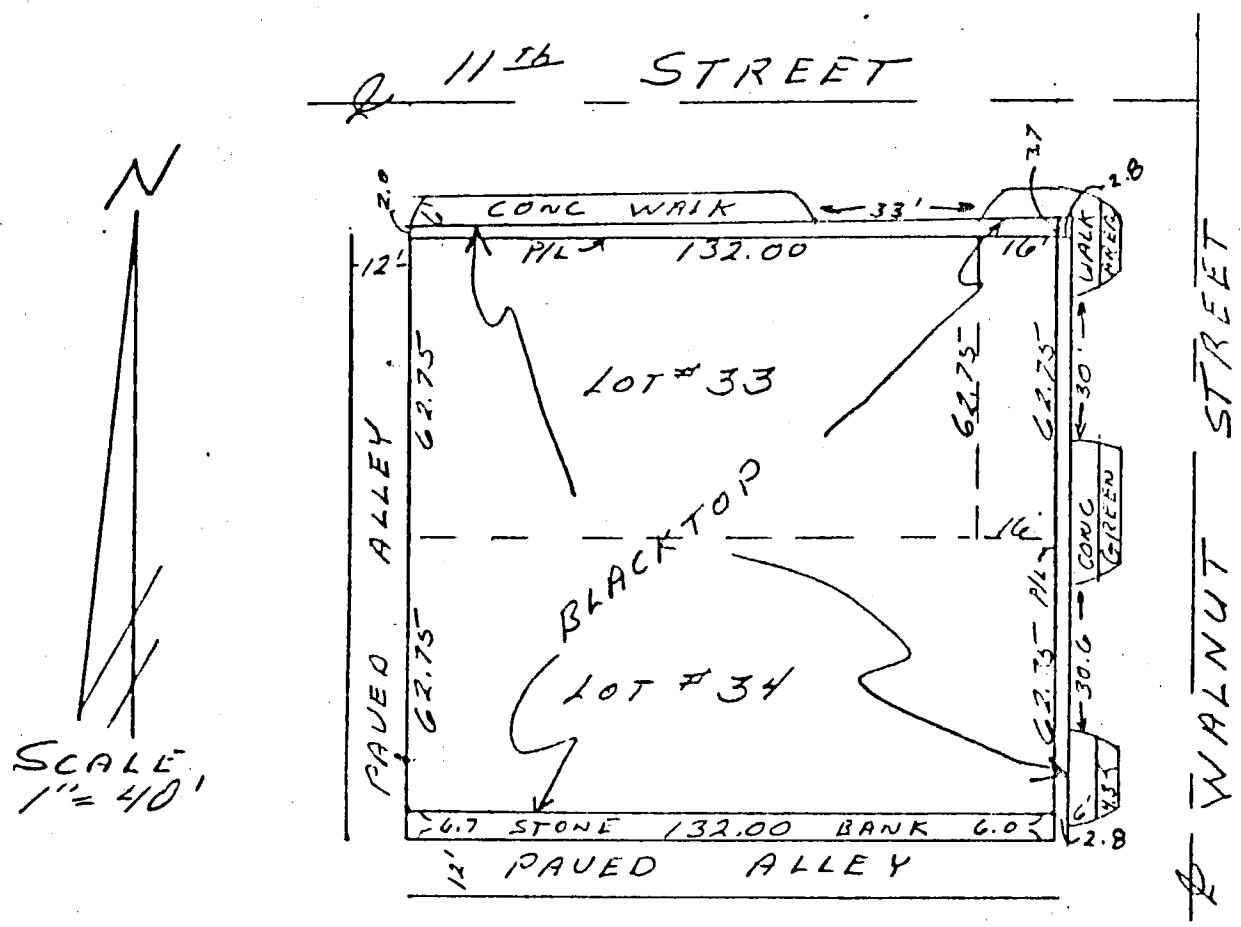
FILED
OCT 30 1984

V. Simpson
Auditor Monroe County, Indiana

1976 10 30
Bloomington City Sec 33

City **LOTS # 33 & 34
HUNTERS ADD.**

Realco
645 North Walnut Street
Bloomington, Indiana 47404



132-62.75

DESCRIPTION:

Lot Number 34 in Hunter's Addition to the City of Bloomington, Indiana, as shown by the recorded plat thereof.

ALSO a part of the Northwest quarter of Section 33, Township 9 North, Range 1 West, which lies in the City of Bloomington, Indiana, and on the West side of Walnut Street, to-wit: Commencing 12.00 feet East of the Northeast corner of Lot 32 in Hunter's Addition to said City of Bloomington, Indiana, and running thence East for 132.00 feet to Walnut Street, thence South 62-3/4 feet, thence West for 132.00 feet, thence North for 62-3/4 feet, to the place of beginning; the above tract of land except 16.00 feet off of the East end being known as Lot 33 in Hunter's Addition to the City of Bloomington, Indiana.

REAL ESTATE TRANSFER

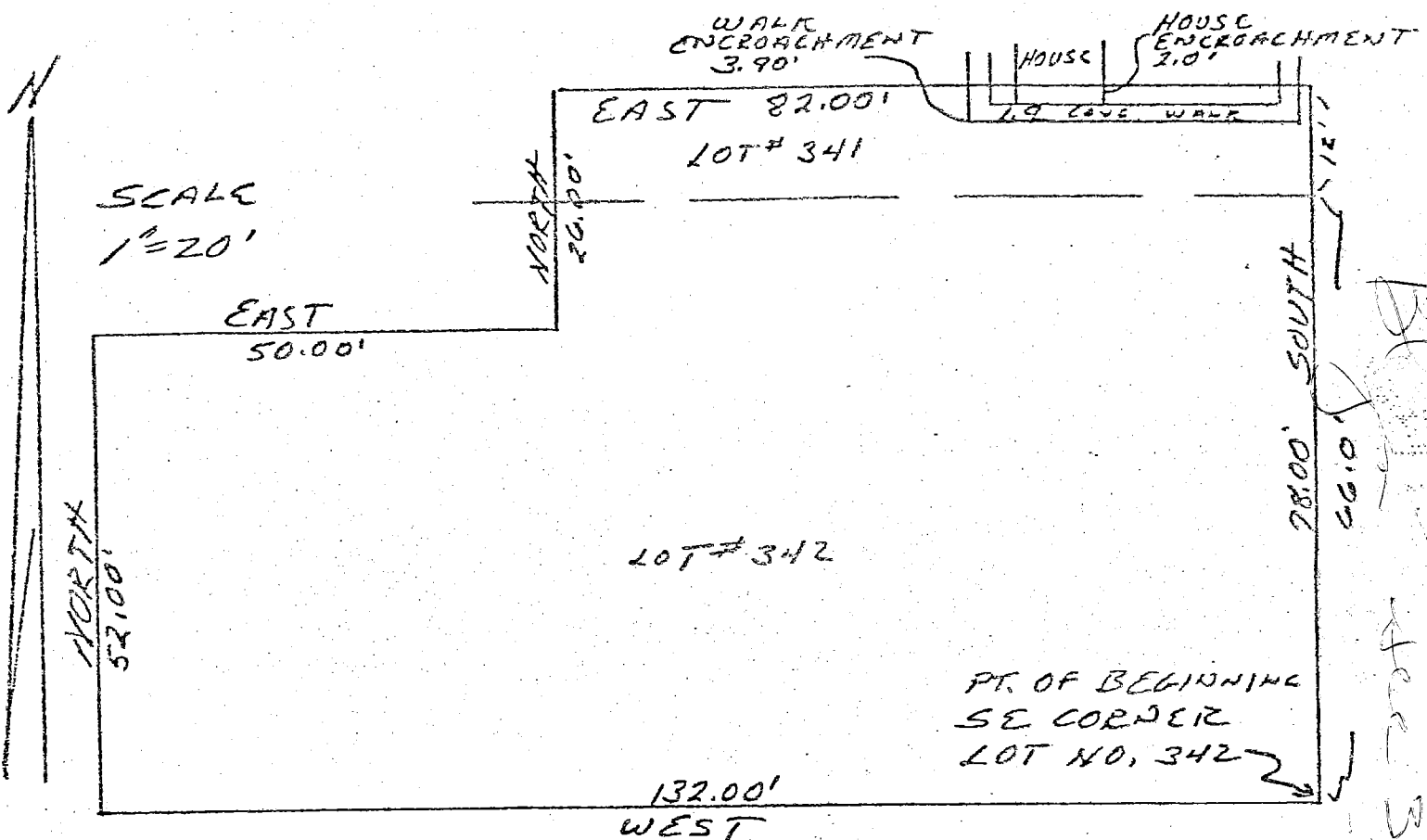
SEP 7 1979

John W. Davis
Auditor Monroe County, Indiana



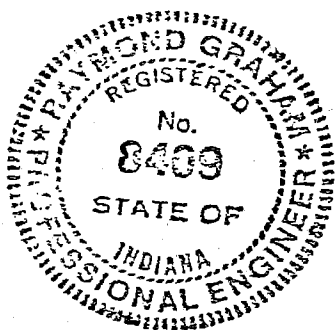
Raymond Graham
Raymond Graham
R.P.E. 8409 Indiana
3215 N. Smith Pike
Bloomington, Indiana
April 26, 1979

HERBERT T. BARROW Sec 33



DESCRIPTION:

A part of Lots 341 and 342 in the original plat of the town of Bloomington, Indiana; Beginning at the Southeast corner of Lot 342 thence running West for 132.00 feet, thence North for 52.00 feet, thence East for 50.00 feet, thence North for 26.00 feet, thence East for 82.00 feet, thence South for 78.00 feet and to the point of beginning.



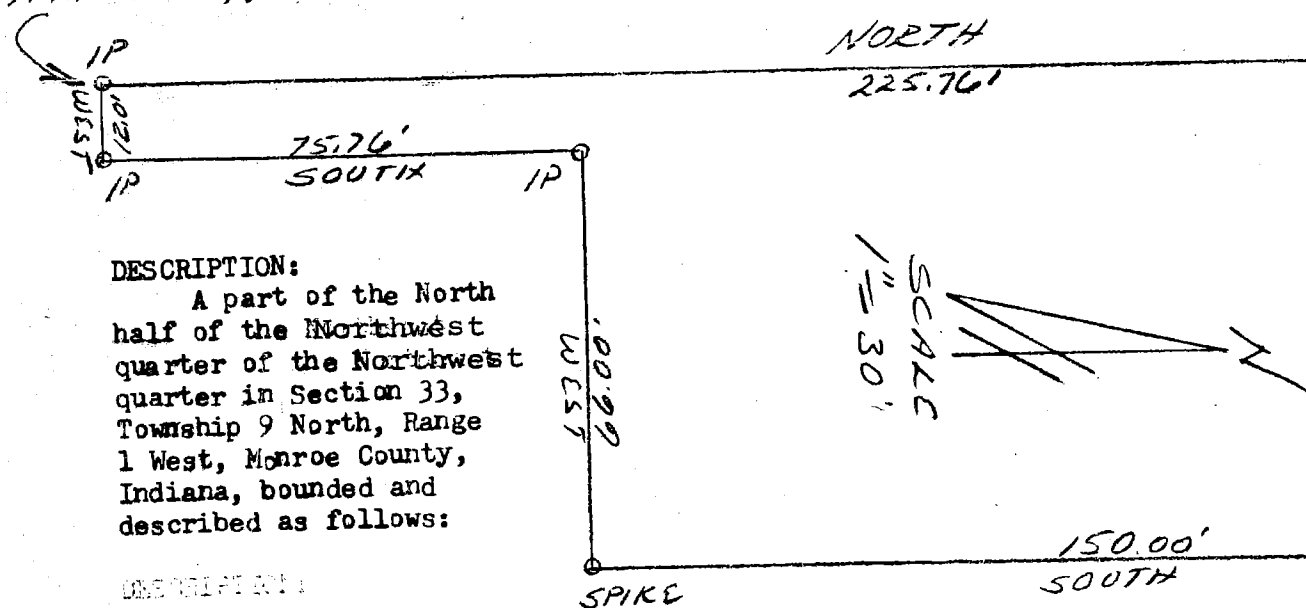
Raymond Graham
 Raymond Graham
 R.P.E. 8409 Indiana
 3215 N. Smith Pike
 Bloomington, Indiana
 May 9, 1980

FILED
 FEB 17 1981

W. Simpson
 Auditor Monroe County, Indiana

EAST PROPERTY

173.25' EAST & COLLEGE
N LINE OF KENWOOD ADD.

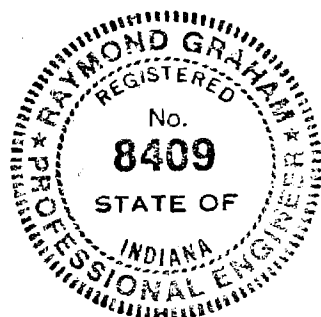


DESCRIPTION:

A part of the North half of the Northwest quarter of the Northwest quarter in Section 33, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows:

DESCRIPTION:

Beginning at a point that is 173.25 feet East of the centerline of North College Avenue and on the North line of Kenwood Addition, in the City of Bloomington, Indiana, thence running North for 225.76 feet, thence East for 78.00, thence South for 150.00 feet, thence West for 66.00 feet, thence South for 75.76 feet and to the North line of Kenwood Addition, thence with the North line of said addition West for 12.00 feet and to the point of beginning.



Raymond Graham

Raymond Graham
R.P.E. 8409 L.S. 9978 Indiana
3215 N. Smith Pike
Bloomington, Indiana
August 17, 1983

FILED

DEC 2 1986

Rodney J. Brown
Monroe County, Indiana



**Illinois
Central
Gulf**

An **IC Industries** Company

Fred C. Moore, Jr.
Supervisor -
Property Taxation

**Illinois Central
Gulf Railroad**
Two Illinois Center
233 North Michigan Avenue
Chicago, IL 60601 - 5799
(312) 565 1600

February 8, 1984
Tax File: 4-15
X-40132

Mr. Sam Crites
Monroe County Assessor
Bloomington, IN 47401

Dear Mr. Crites:

By deed dated December 13, 1983, the Illinois Central Gulf Railroad Company conveyed 7.17 acres of land, more or less, in Walnut Grove Addition, Bloomington, to Emprie Property Management.

For your convenience, we are enclosing a copy of the deed and a print with the area conveyed outlined in red.

For the year 1983, this property was assessed by the Bloomington Township Assessor, in the name of the Illinois Central Gulf Railroad Company.

For the year 1984, will you please see that the property conveyed is assessed in the name of the Railroad.

Very truly yours,

FC Moore

Fred C. Moore, Jr.
Supervisor Property Taxation

Attachment

cc: Ms. Doran May, Bloomington Township Assessor,
Bloomington, IN 47401

Sec 33

Sec 33

Y5

BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603



I.U. CREDIT UNION SOUTH TRACT DESCRIPTION

A part of the Northwest quarter of the Northeast quarter of Section 33, Township 9 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at a point that is 301.97 feet South and 162.81 feet East of the Northwest corner of said quarter-quarter, thence $S02^{\circ}10'30''E$ ($S02^{\circ}57'E$ record bearing) parallel to and 136.00 feet East of the East line of North Dunn Street for a distance of 396.57 feet to the North line of Fifteenth Street, thence $N88^{\circ}52'13''E$ over and along the said North line for a distance of 191.15 feet to the West line of Indiana Avenue, thence $N02^{\circ}29'41''W$ ($N03^{\circ}16'03''W$ record bearing) over and along the said West line for a distance of 396.61 feet, thence $S88^{\circ}52'13''W$ for a distance of 188.93 feet to the point of beginning. Containing 1.730 acres, more or less.

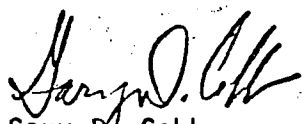
Subject to a permanent utility easement 7.5 feet of even width lying on the East side of and immediately adjacent to the entire West line of said tract.

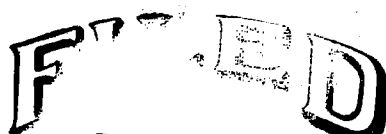
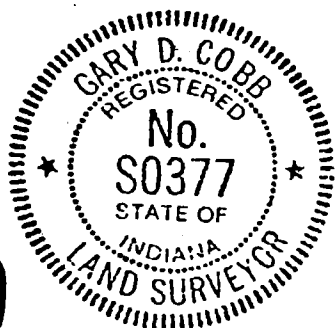
Also, subject to a temporary construction easement 7.5 feet of even width lying on the East side of and immediately adjacent to the East line of the above described permanent easement.

Also, subject to a temporary construction easement 7.5 feet of even width lying on the South side of and immediately adjacent to the entire North line of said 1.730 acre tract.

Also, subject to an easement 5.00 feet of even width lying on the West side of and immediately adjacent to the entire East line of said 1.730 acre tract. Also, subject to all easements and rights of way of record.

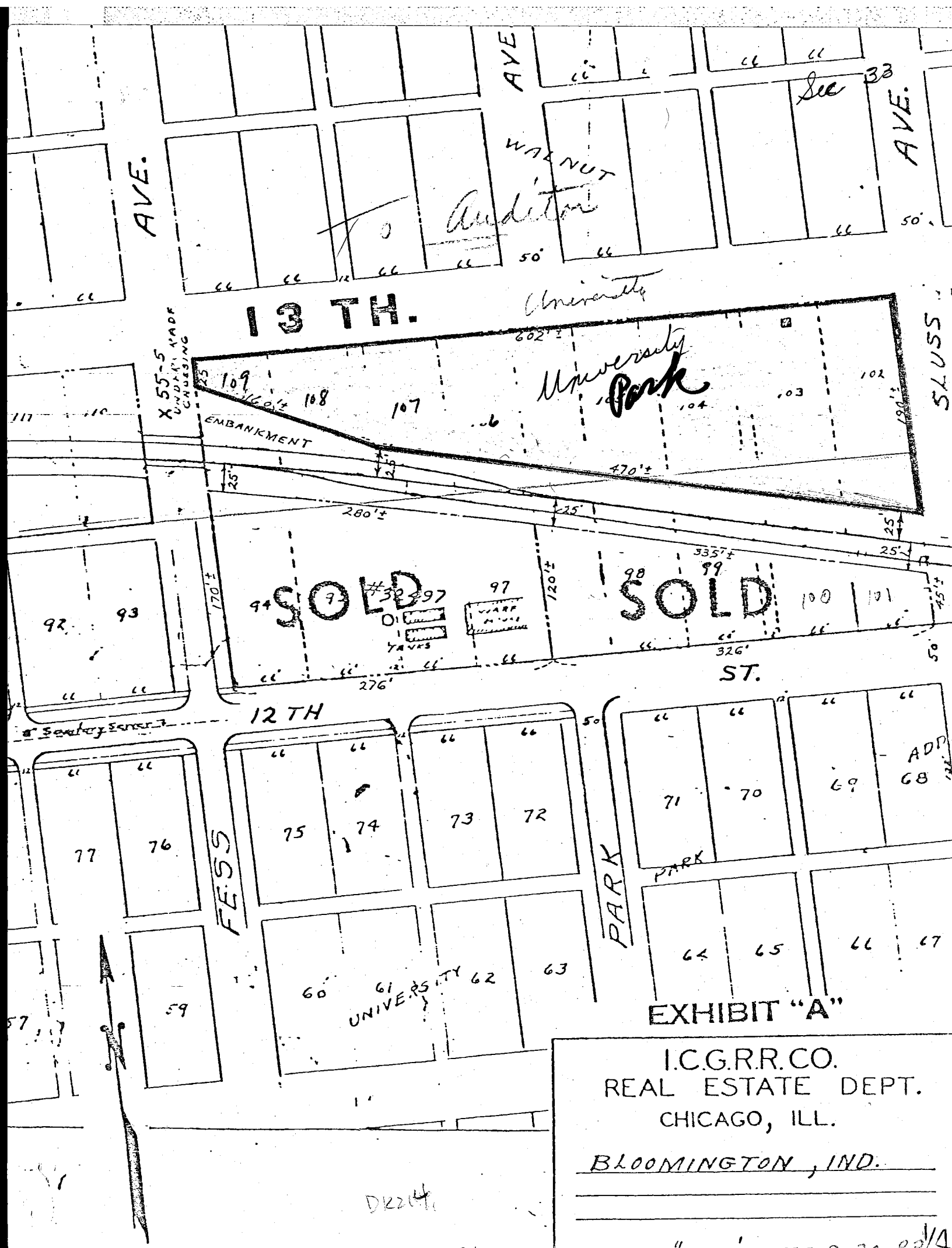
Plat and description prepared from
a survey conducted under the supervision of:


Gary D. Cobb
Registered Land Surveyor
Indiana Registry #S0377
May 26, 1984

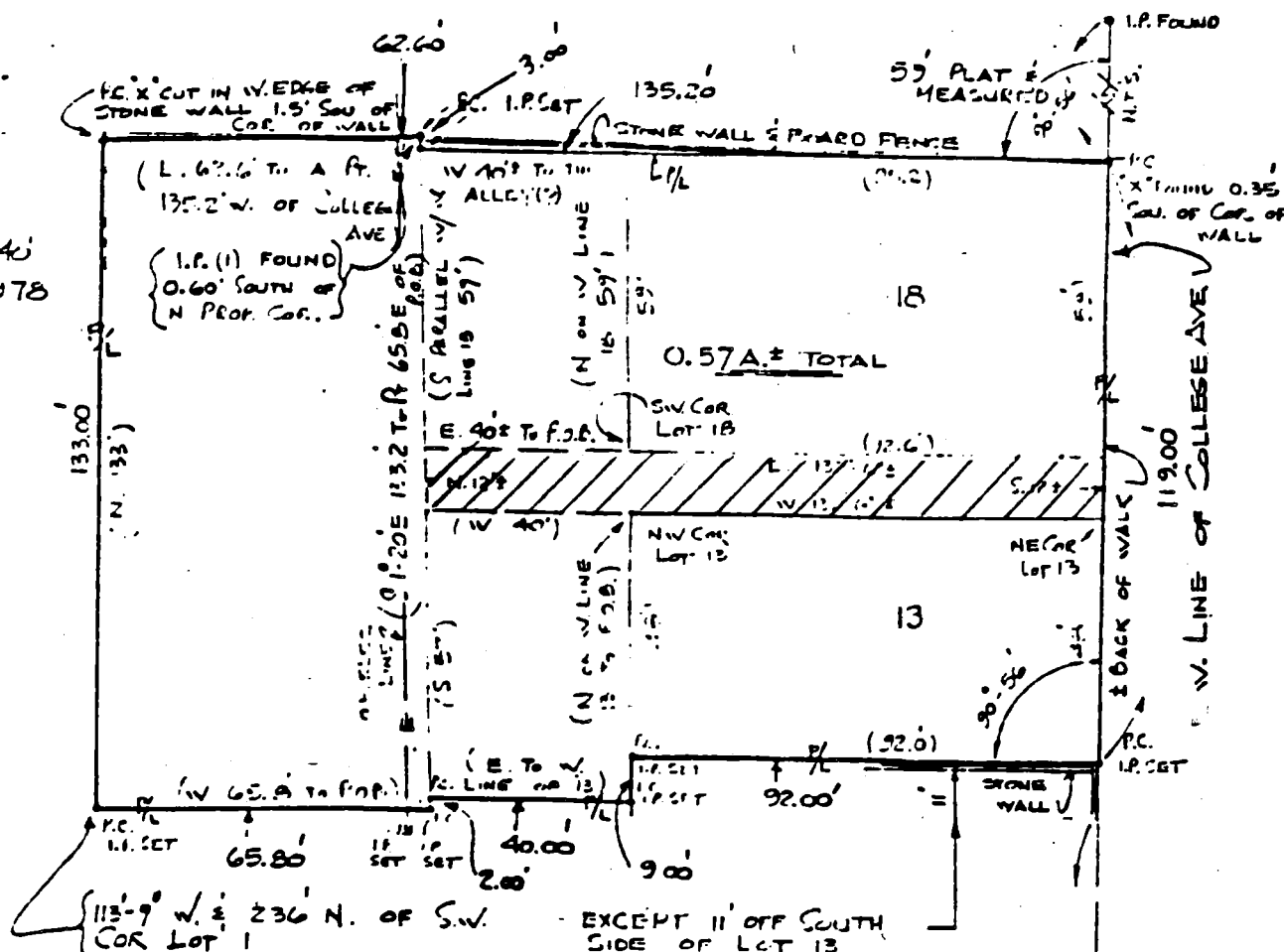


FEB 1985

Monroe County, Indiana

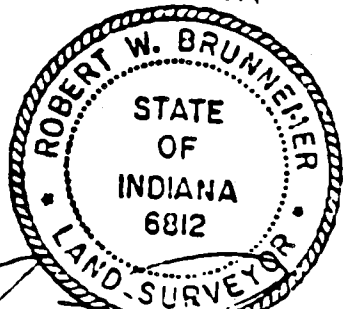


144 4, 1978



NOTE: DEED CALLS OF INTERIOR TRACT LINES
SHOWN IN PARENTHESES.

PART OF LOT 13 & LOT 18 IN
KENWOOD ADDITION &
PART OF N.W. 1/4 OF SECTION 33
TOWNSHIP 9 N - RANGE 1 WEST
BLOOMINGTON, MONROE COUNTY,
INDIANA



AND SURVEYOR
Calcutta. Dec

ELEVENTH ST. 50' 9" ✓

62. **CONFIRMATORY RESOLUTION.**
Passed and adopted this 20th day of September, 1927.

(FOR THE VACATION OF AN ALLEY LAYING BETWEEN LOTS
NUMBERS THIRTEEN (13) AND EIGHTEEN (18) IN KEN-
WOOD ADDITION TO THE CITY OF BLOOMINGTON, MONROE
COUNTY, INDIANA.)

Mayor and presiding officer.

ATTEST: The Common Council of the City of Bloomington, Indiana,
met on the 20th day of September, 1927, at seven-thirty
o'clock P. M. of said day, in the Council Chamber of the City
Hall, in said city, to hear remonstrances and take final
action on Declaratory Resolution # _____, 1927, for the
vacation of an alley laying between Lots Numbers Thirteen (13)
and Eighteen (18) in Kenwood Addition to the City of Bloom-
ington, Monroe County, Indiana, which said alley sought to be
vacated is more specifically described as follows, to-wit:

JOHN A. HETHERINGTON

Beginning at the Northeast corner of Lot Number
Thirteen (13) in Kenwood Addition to the City of
Bloomington, Monroe County, Indiana; running thence
West along the North line of said lot Number Thir-
teen (13) and the extension thereof a distance of
one hundred thirty-two (132) feet and six (6) in-
ches; running thence North twelve (12) feet; run-
ning thence East along the South line of Lot Num-
ber Eighteen (18) in said Addition and the West-
ward extension thereof one hundred thirty-two (132)
feet and six (6) inches to College Avenue; running
thence South along the West line of College Avenue
twelve (12) feet to the place of beginning;

No remonstrances having been filed heretofore or at
this time in the office of the City Clerk, or otherwise, and
no persons, firms or corporations objecting, the Common Council
now takes final action on said Declaratory Resolution, confirm-
ing without modification all former action taken on the same;

And the Common Council now orders that a list or roll
be prepared of all the owners or holders of property and all
valuable interests therein to be injuriously affected by such
vacation, which list or roll shall also describe the real es-
tate or valuable interests therein beneficially affected by
such vacation.

2009

Raymond Graham
Raymond Graham
R.P.E. 8409 L.S. 9978 Indiana
3215 N. Smith Pike
Bloomington, Indiana
May 1, 1991



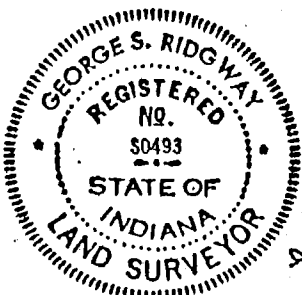
G.S. RIDGWAY and associates, inc

- architects
- engineers
- surveyors

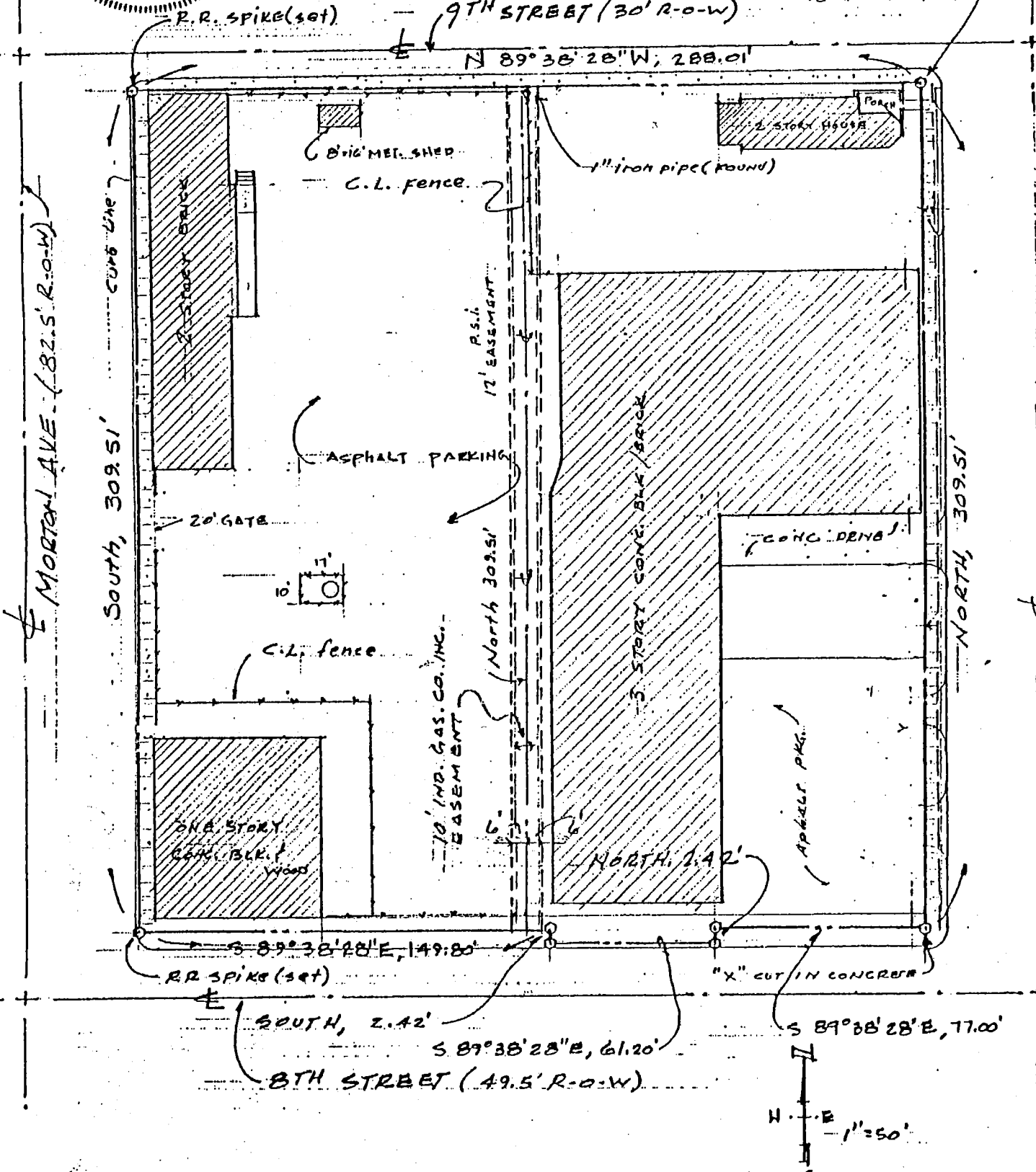
317 Main Street • Suite 300
P.O. Box 722 • Vincennes, Indiana 47591
Telephone 812/882-6555

CERTIFICATE OF SURVEY

This is to certify that I, George S. Ridgway, a Registered Land Surveyor, licensed in accordance with the Laws of the State of Indiana, did on December 2 & 6, 1988, perform a mortgage survey of the following described real estate at the request of CFC, Inc.



George S. Ridgway 12-2-88
George S. Ridgway Re-CHART. 8-14-89
5/8" iron pin (set)



Bloomington City - 0260436
Dec 33
COLLEGE AVE. (82.5' R.O.W.)

MORTGAGE SURVEY PLAT, OUTLOT 36, BLOOMINGTON, IN.
FOR COOK FINANCIAL CORP. (OWNER: S.T. SEMICON, INC.) 1" = 50'

EXHIBIT A

1/2

112

G.S. RIDGWAY and associates, inc

- architects
- engineers
- surveyors

317 Main Street • Suite 300
P.O. Box 722 • Vincennes, Indiana 47591
Telephone 812/882-6555

CERTIFICATE OF SURVEY

This is to certify that I, George S. Ridgway, a Registered Land Surveyor, licensed in accordance with the Laws of the State of Indiana, did on December 2, & 6, 1988, perform a mortgage survey of the following described real estate at the request of CFC, Inc.

LEGAL DESCRIPTION

Outlot 36 in Bloomington, Monroe County, Indiana, bounded on the North by the South right-of-way of Ninth Street, bounded on the West by the East right-of-way of Morton Street, bounded on the South by the North right-of-way of Eighth Street and bounded on the East by the West right-of-way of College Avenue, and more particularly described as follows: Beginning at a 5/8 inch iron pin (set this survey) at the intersection of the South right-of-way of Ninth Street with the West right-of-way of College Avenue, said point being the Northeast corner of aforesaid Outlot 36; thence North 89 degrees 38 minutes 28 seconds West, 288.01 feet along the South right-of-way of Ninth Street to a railroad spike (set this survey); thence South, 309.51 feet along the East right-of-way of Morton Street to a railroad spike (set this survey); thence South 89 degrees 38 minutes 28 seconds East, 149.80 feet along the North right-of-way of Eighth Street to a point; thence South, 2.42 feet to a point; thence South 89 degrees 38 minutes 28 seconds East, 61.20 feet to a point; thence North, 2.42 feet to a point on the North right-of-way of Eighth Street; thence South 89 degrees 38 minutes 28 seconds East, 77.00 feet along the North right-of-way of Eighth Street to a "X" cut in concrete (set this survey); thence North, 309.51 feet along the West right-of-way of College Avenue to the point of beginning and containing 89,283.72 square feet or 2.0496 acres, more or less.



George S. Ridgway
12-7-88
George S. Ridgway
RE-CERT.
8-14-89

DECKARD LAND SURVEYING

1604 S. Henderson St.
Bloomington IN. 47401
(812) 961-0235

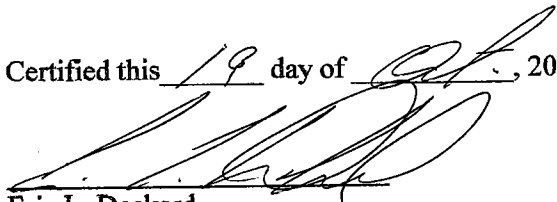
**SURVEY DESCRIPTION FOR
OWEN'S ADDITION LOT 7
TRACT 2
JOB NO. 06-90**

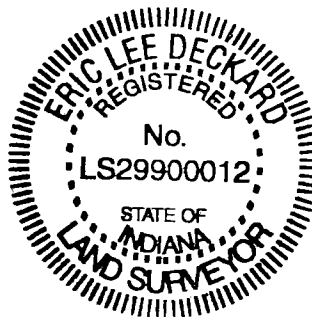
A Part of lot number seven (7) Owen's Addition to the City of Bloomington, Indiana, as shown by the plat thereof, recorded in Plat Book No. 1 page 12, in the office of the Recorder of Monroe County, Indiana, being more particularly described as follows:

COMMENCING at the Northwest corner of said lot number seven (7); thence East along the south right-of-way of Tenth Street for a distance of 104.00 feet to the Point of Beginning; thence continuing along said right-of-way East for a distance of 46.00 feet to the Northeast corner of said Lot Number seven (7); thence South 63.00 feet to the southeast corner of said Lot Number seven (7); thence West along said south line for a distance of 46.00 feet; thence North for a distance of 63.00 feet to Point of Beginning, containing 0.07 acres more or less.

This description was prepared in the office without benefit of field survey and examination of adjoining deeds. This certification does not take into consideration additional facts that an accurate and correct title search and/or examination or field survey might disclose.

Certified this 19 day of Oct., 2006.


Eric L. Deckard
Registered Land Surveyor LS29900012
State of Indiana



SURVEYOR LOCATION REPORT

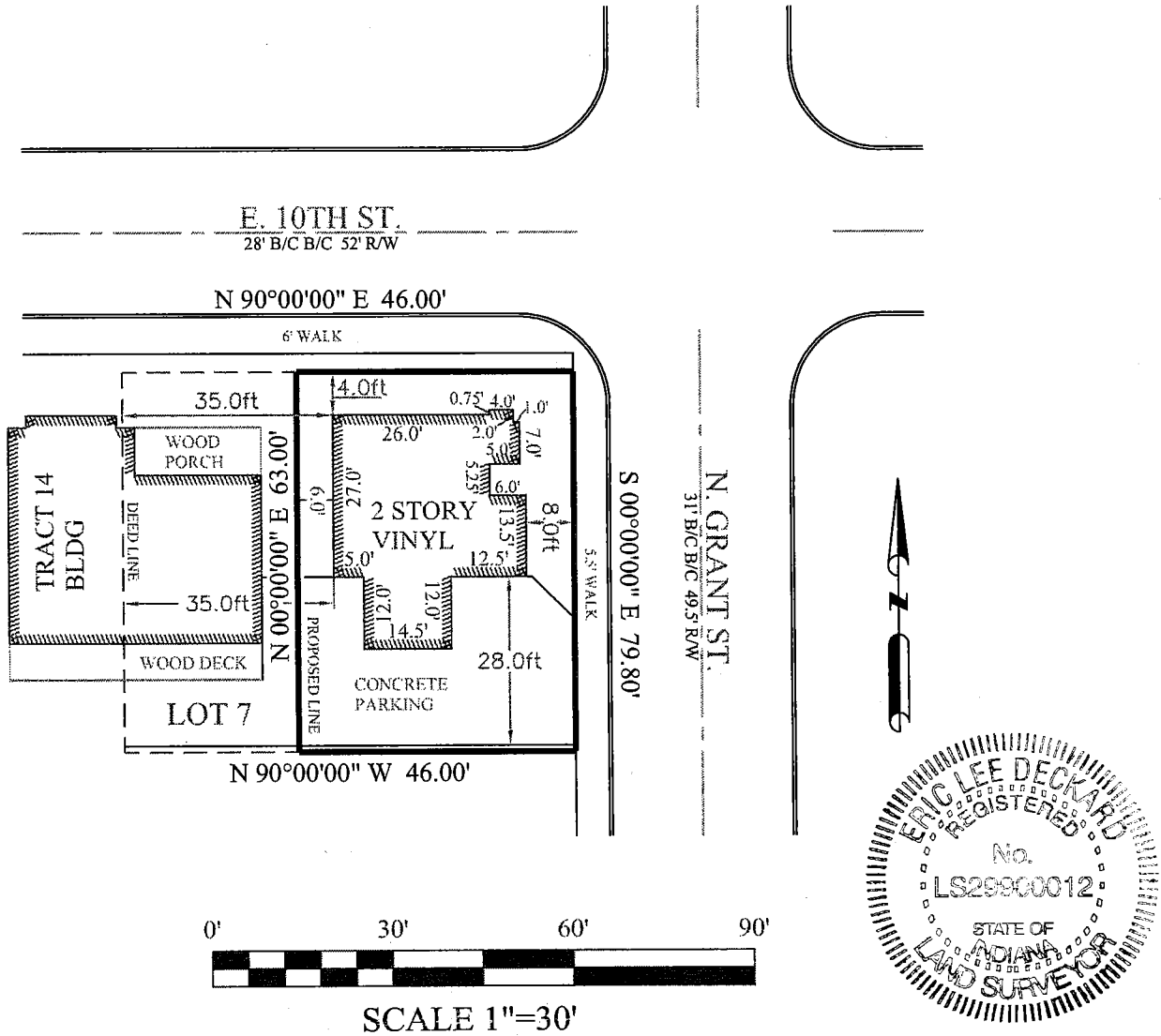
THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

PROPERTY ADDRESS: 322-322 1/2 East 10th Street, Bloomington, Indiana

PROPERTY DESCRIPTION: A Part of lot number seven (7) Owen's Addition to the City of Bloomington, Indiana, as shown by the plat thereof, recorded in Plat Book No. 1 page 12, in the office of the Recorder of Monroe County, Indiana, being more particularly described as follows:

COMMENCING at the Northwest corner of said lot number seven (7); thence East along the south right-of-way of Tenth Street for a distance of 104.00 feet to the Point of Beginning; thence continuing along said right-of-way East for a distance of 46.00 feet to the Northeast corner of said Lot Number seven (7); thence South 63.00 feet to the southeast corner of said Lot Number seven (7); thence West along said south line for a distance of 46.00 feet; thence North for a distance of 63.00 feet to Point of Beginning, containing 0.07 acres more or less.

The subject real estate does not lie within the 100-year flood plain according to the F.E.M.A., flood hazard map Community Number 180169 0025 C dated June 17, 1991.



I HEREBY CERTIFY TO THE PARTIES NAMED BELOW THAT THE REAL ESTATE DESCRIBED HEREIN WAS INSPECTED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTIONS 27 THROUGH 29 OF 865 IAC 1-1-12 FOR A SURVEYOR LOCATION REPORT. THE ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

CERTIFICATION BLOCK

Job #	Revision	Title Company	Lender	Owner	Date	Signature
Ms 06-90		Chicago Title Title Plus		David Duckler	10/17/06	

SURVEYOR LOCATION REPORT

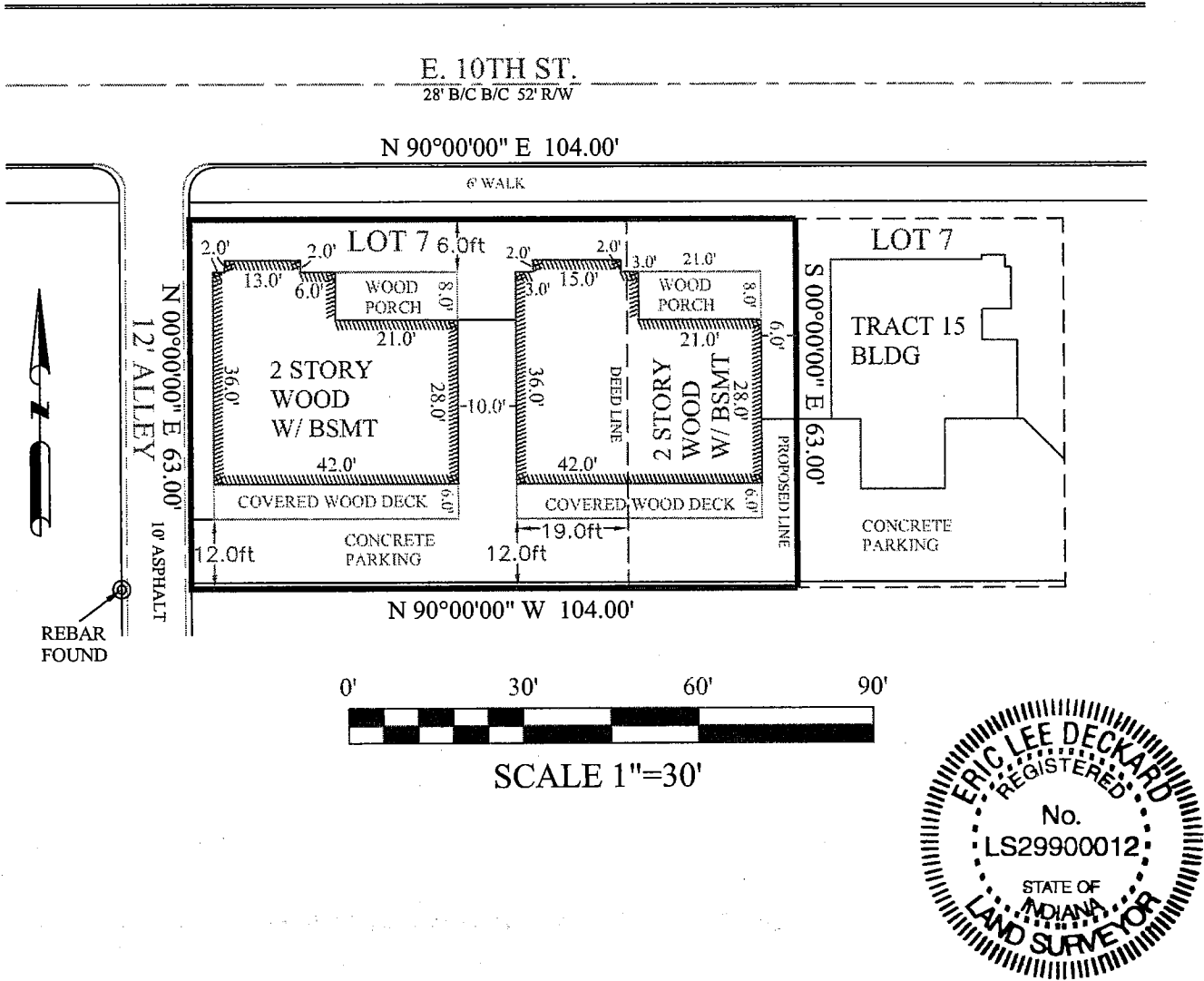
THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

PROPERTY ADDRESS: 314-316 & 318-320 East 10th Street, Bloomington, Indiana

PROPERTY DESCRIPTION: A Part of lot number seven (7) Owen's Addition to the City of Bloomington, Indiana, as shown by the plat thereof, recorded in Plat Book No. 1 page 12, in the office of the Recorder of Monroe County, Indiana, being more particularly described as follows:

BEGINNING at the Northwest corner of said lot number seven (7); thence East along the south right-of-way of Tenth Street for a distance of 104.00 feet; thence South for a distance of 63.00 feet to the south line of said lot; thence West along said south line for a distance of 104.00 feet to the southwest corner of said Lot number seven (7); thence North for a distance of 63.00 feet to Point of Beginning, containing 0.15 acres more or less.

The subject real estate does not lie within the 100-year flood plain according to the F.E.M.A., flood hazard map Community Number 180169 0025 C dated June 17, 1991.



I HEREBY CERTIFY TO THE PARTIES NAMED BELOW THAT THE REAL ESTATE DESCRIBED HEREIN WAS INSPECTED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTIONS 27 THROUGH 29 OF 865 IAC 1-1-12 FOR A SURVEYOR LOCATION REPORT. THE ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

CERTIFICATION BLOCK

Job #	Revision	Title Company	Lender	Owner	Date	Signature
Ms 06-90		Chicago Title Title Plus		David Duckler	10/16/06	

DECKARD LAND SURVEYING

1604 S. Henderson St.
Bloomington IN. 47401
(812) 961-0235

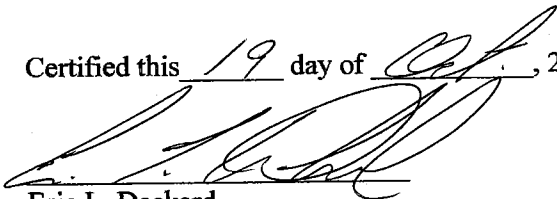
**SURVEY DESCRIPTION FOR
OWEN'S ADDITION LOT 7
TRACT 1
JOB NO. 06-90**

A Part of lot number seven (7) Owen's Addition to the City of Bloomington, Indiana, as shown by the plat thereof, recorded in Plat Book No. 1 page 12, in the office of the Recorder of Monroe County, Indiana, being more particularly described as follows:

BEGINNING at the Northwest corner of said lot number seven (7); thence East along the south right-of-way of Tenth Street for a distance of 104.00 feet; thence South for a distance of 63.00 feet to the south line of said lot; thence West along said south line for a distance of 104.00 feet to the southwest corner of said Lot number seven (7); thence North for a distance of 63.00 feet to Point of Beginning, containing 0.15 acres more or less.

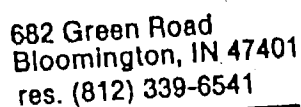
This description was prepared in the office without benefit of field survey and examination of adjoining deeds. This certification does not take into consideration additional facts that an accurate and correct title search and/or examination or field survey might disclose.

Certified this 19 day of Oct, 2006.



Eric L. Deckard
Registered Land Surveyor LS29900012
State of Indiana





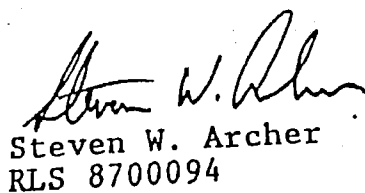
Subject tract is not located in a flood hazard area.

W
W

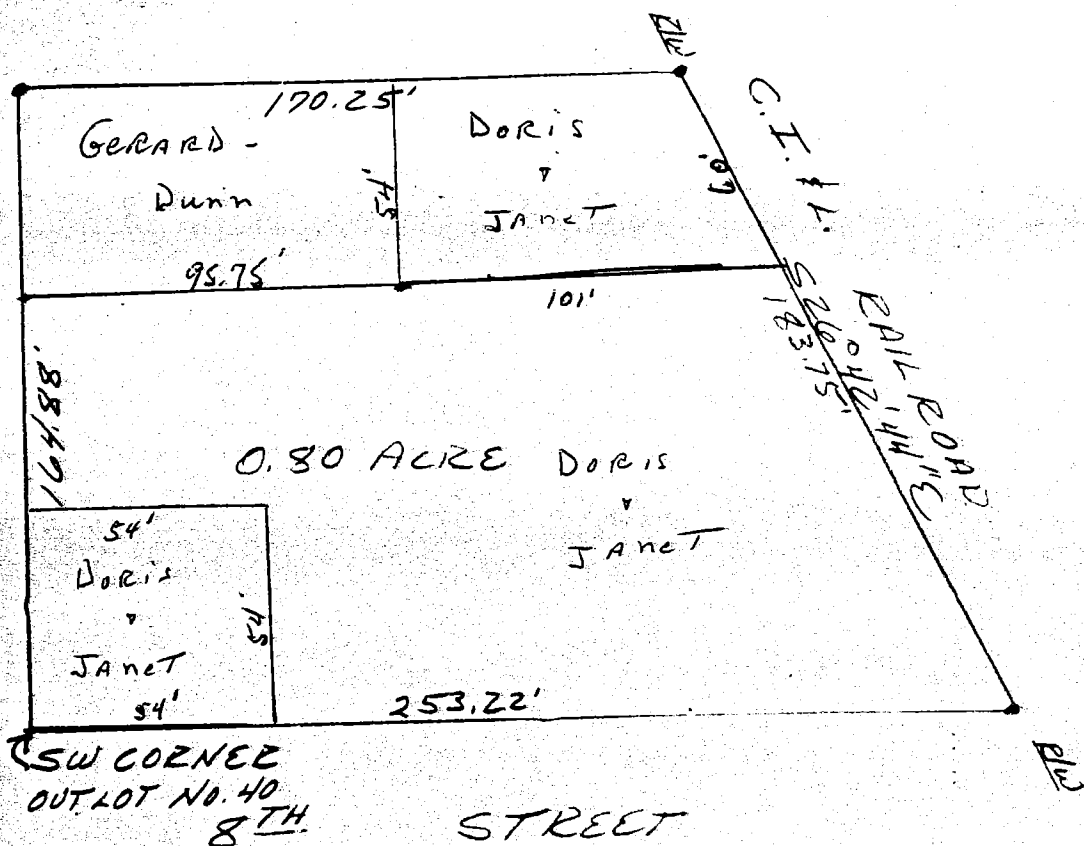


of beginning.

I, Steven W. Archer, hereby certify that I am a Registered Land Surveyor, licensed with the laws of the State of Indiana and that the above plat represents a survey completed by me on October 27, 1989, and that all improvements are located on the subject tract and that there are no encroachments thereon or on adjoining properties.



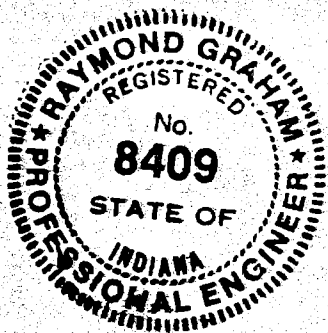
ROGERS STREET

SCALE
1"=50'

Bloomington Sec. 33

DESCRIPTION:

A part of Out Lot Number 40 in the City of Bloomington, Indiana, bounded and described as follows: Beginning at the Southwest corner of said Out Lot No. 40, thence running North for 164.88 feet, thence running East for 170.25 feet and to the West right-of-way of the Chicago, Indianapolis & Louisville Railroad, thence with said railroad right-of-way South 26 degrees 42 minutes 44 seconds East for 183.75 feet and to the South line of said Out Lot No. 40, thence with said line West for 253.22 feet and to the point of beginning. Containing in all 0.80 acres, more or less.



Raymond Graham

Raymond Graham
R.P.E. 8409 L.S. 9978 Indiana
3215 N. Smith Pike
Bloomington, Indiana
September 24, 1981

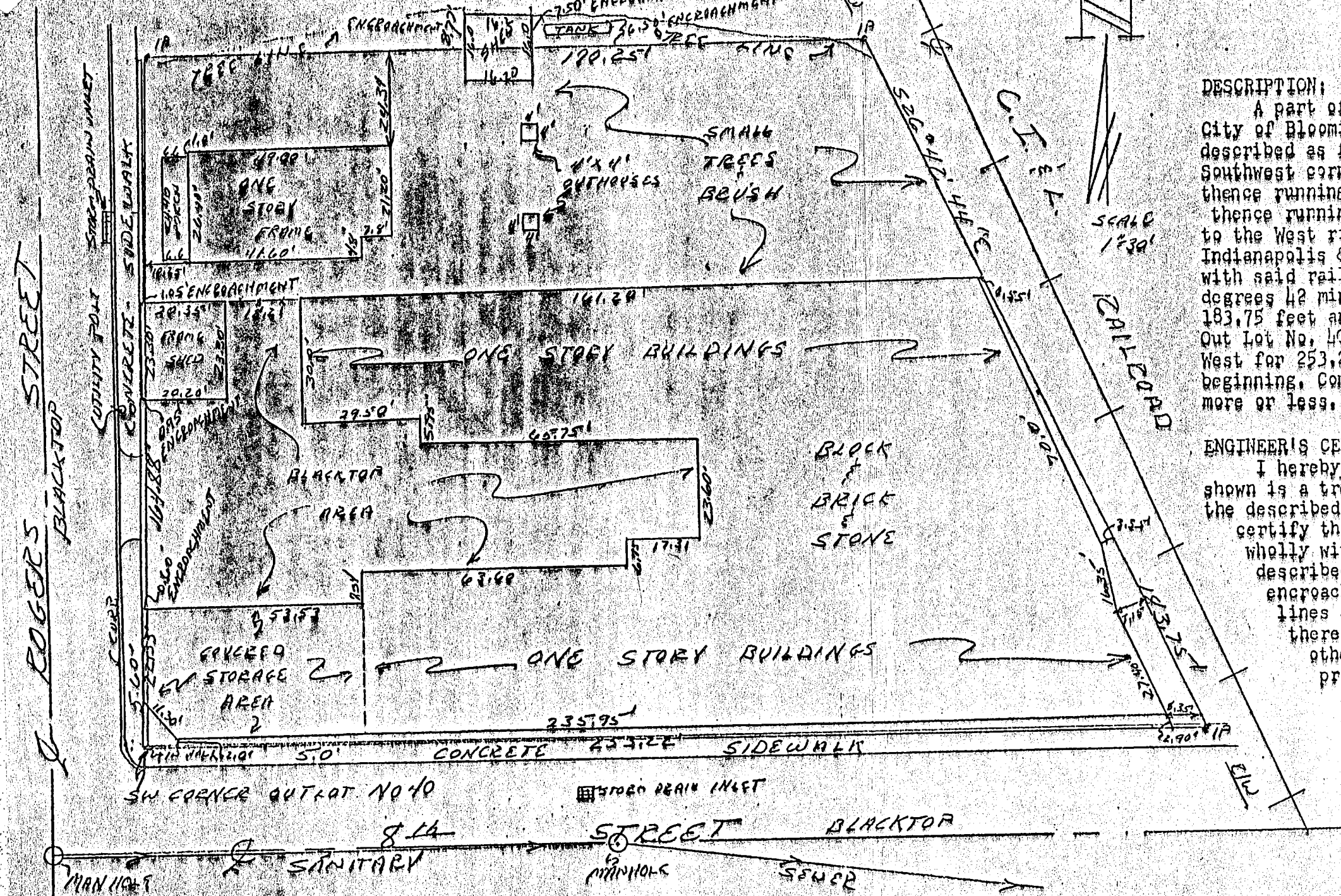
FILED

MAR 22 1985

Rodney J. Brown
Auditor Monroe County, Indiana

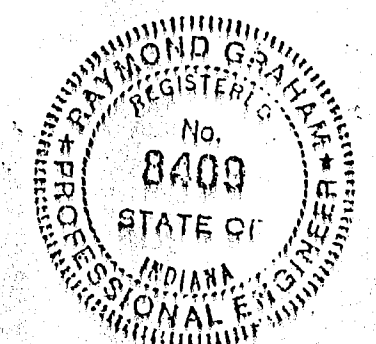
1243

12



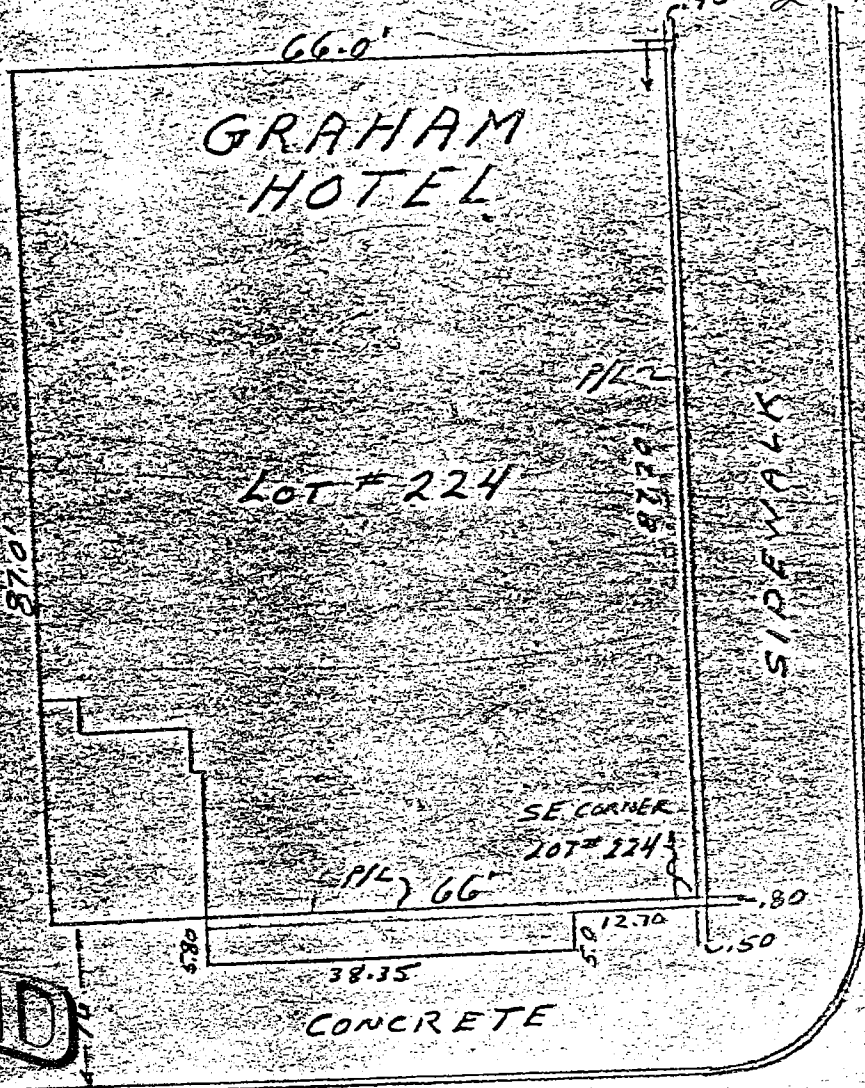
DESCRIPTION:
 A part of Out Lot No. 40 in the City of Bloomington, Indiana, bounded and described as follows: Beginning at the Southwest corner of said Out Lot No. 40, thence running North for 164.88 feet, thence running East for 170.25 feet and to the West right-of-way of the Chicago, Indianapolis & Louisville Railroad, thence with said railroad right-of-way South 26 degrees 42 minutes 44 seconds East for 183.75 feet and to the South line of said Out Lot No. 40, thence with said line West for 253.22 feet and to the point of beginning. Containing in all 9.80 acres, more or less.

ENGINEER'S CERTIFICATION:
 I hereby certify that this plat as shown is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, except for the encroachments across the property lines as shown on the plat, for are there any encroachments from any other property on said surveyed property.



Raymond Graham
 Raymond Graham
 R.P.E. 8409 I.S. 9973 Indiana

Sgtn City
 Orig Plat 224
 N
 66.0' -
 90 2-1-79 Sec 33

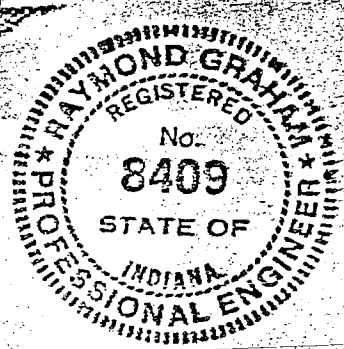


SCALE
 1" = 20'
FILED
 NOV 2 1979

John W. Davis
 Auditor Monroe County, Indiana

6TH STREET

ENCROACHMENT DESCRIPTION:
 Beginning at the Southeast corner of Lot #224 of the In Lots to the City of Bloomington, thence running North along the East line of said Lot #224 for 87.20 feet, thence East for 0.90 feet, thence South to a point that is 0.80 feet South and 0.50 feet East of the Southeast corner of said Lot #224, thence West for 12.70 feet, thence South for 5.80 feet, thence West for 38.35 feet, thence North for 5.80 feet and to the South line of said Lot #224, thence East for 51.05 feet and to the point of beginning.



Raymond Graham
 Raymond Graham
 R.P.E. 8409 Indiana
 3215 N. Smith Pike
 Bloomington, Indiana
 February 1, 1979

Sec 33
 2-1-79
 12

Members present: Martha Ellen Sims and Tobiatha Eagleson

Also present: Pat Gross, City Controller, James B. Wray, Coordinator of Public Works, Jean Strohm, Administrative Assistant, Penny Howard, Assistant Manager of Bloomington Transit, and City Councilman Clem Blume.

The Board signed the claims.

The minutes for April 24, 1979 were approved as submitted.

Attorney Steve Ferguson appeared before the Board as a petitioner representing Cook Financial Corporation. Cook Financial Corp. (C.F.C.) has purchased the Graham Hotel at Sixth and College and is remodeling the building. Mr. Ferguson advised the Board that C.F.C. will be requesting an easement on the north side of the Graham Hotel for construction of an external staircase. When the hotel is remodeled, an additional exit will be required and C.F.C.'s engineers advise them that it must be external to the building on the north side. The hotel is immediately adjacent to the Thrasher Building on the north, which is owned by the City and scheduled for demolition in June.

Second, Mr. Ferguson advised the Board that it will file suit for 6" of right-of-way on College and on Sixth Streets, where the building overlaps City property. Mr. Ferguson stated that in his opinion, the easement and the vacation of right-of-way should be granted by the Board of Public Works.

Third, Mr. Ferguson requested that the Board consider a proposal to install antique street lighting around the hotel building and on the remainder of the City block. C.F.C. will furnish the fixtures. Coordinator of Public Works James B. Wray said he would report on the requested easement and lighting at a meeting of the Redevelopment Commission on Friday, May 11, where plans for the parking garage to be built north of the hotel will be discussed. Mr. Ferguson stated that C.F.C. had already talked to Larry Burke, architect for the parking garage to advise him of the plans for the staircase.

Mr. Wray recommended to the Board that the bid for the Calcium Chloride Storage Tank be awarded to Orbie of Illiana, Inc., at a price of \$9660 installed. He presented a letter he had received from the company president stating that an error had been made on the bid and the price should be \$9660 instead of \$9960. Mr. Wray said that the City Attorney recommended attaching the letter to the bid and awarding at the lower price. Funds for the award will come from Federal Revenue Sharing, Appropriation Ordinance 79-5. \$10,000 was appropriated for the tank.

Tobiatha Eagleson moved to award the bid for the storage tank to the only bidder, Orbie of Illiana of Crawfordsville, In., at the amended price of \$9660. Martha Sims seconded. Motion unanimous.

Mr. Wray reported that the tank will be installed at the City salt and sand storage area at 8th Street, and that the Calcium Chloride will be used to prewet the salt and sand mixture for snow control.

WILL ONE
CITY OFFICIALS
PRESENT

SIGNING OF
CLAIMS

APPROVAL OF
MINUTES

PETITIONS
AND
REMONSTRANCES

Graham Hotel
Rehabilitation

AWARDING OF
BIDS

212

Twp NW 1/4 SECTION 33 - T9N - R1W

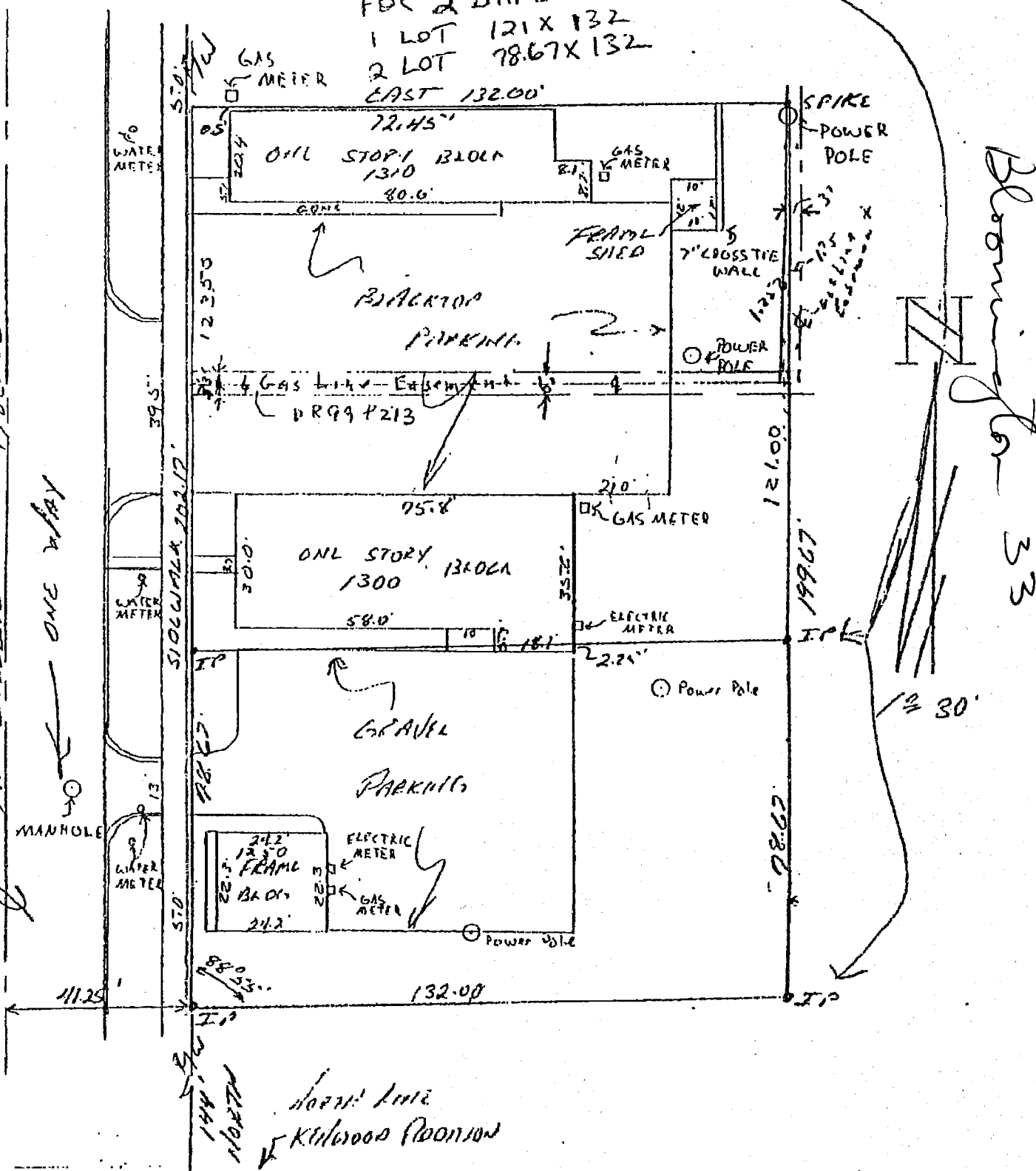
#2#3

THIS IS FOR 1250-1310
FOR 2 DIFFERENT LOTS
1 LOT 121 X 132
2 LOT 78.67 X 132
EAST 132.00'

COPY

N. College Avenue

ONE WAY



DESCRIPTION:

A part of the Northwest quarter of Section 33, Township 9 North, Range 1 West, in the City of Bloomington, Indiana, described as follows:

Beginning at a point on the East right of way of North College Avenue in the City of Bloomington, Indiana, that stands 144.00 feet North of the North line of the intersection of said East right of way and the North line of Kenwood Addition in said city of Bloomington; thence running North along the said East right of way line for 202.17 feet; thence leaving said right of way and running East for 132.00 feet; thence running South and parallel with the East right of way line of said North College Ave. for 199.67 feet; thence running West and parallel to the North line of Kenwood Addition for 132.00 feet and to the point of beginning.

Raymond Graham
Raymond Graham
R.P.E. 8409 L.S. 9978 Indiana
3215 N. Smith Pike
Bloomington, Indiana
December 14, 1993
Recertified
July 27, 1994

Page 2

Dated this 5th day of February, 1990.

Steven W. Archer
Steven W. Archer
RLS #8700094

STATE OF INDIANA)
COUNTY OF MONROE) SS

Before me the undersigned, a Notary Public for Monroe County, State of Indiana, personally appeared Steven W. Archer and being duly sworn upon his oath states that the facts alleged in the foregoing instrument are true.

Signed and sealed this 5 day of February, 1990.

Jacquelyn M. Jackson
Notary Public

Printed Name: Jacquelyn M. Jackson
County of Residence: Monroe

My Commission Expires:

8-12-91

DULY ENTERED
FOR TAXATION

FEB 05 1990

Margaret Cook
Auditor Monroe County, Indiana

STATE OF INDIANA)
COUNTY OF MONROE) SS

LARRY

THIS IS FOR 1320 N. COL

131 X 144
NO CHANGESSURVEYOR'S AFFIDAVIT

I, Steven W. Archer, 682 Green Road, Bloomington, Indiana,
RLS #8700094, hereby certify:

1. I have surveyed the following-described real estate
located in Monroe County, Indiana:

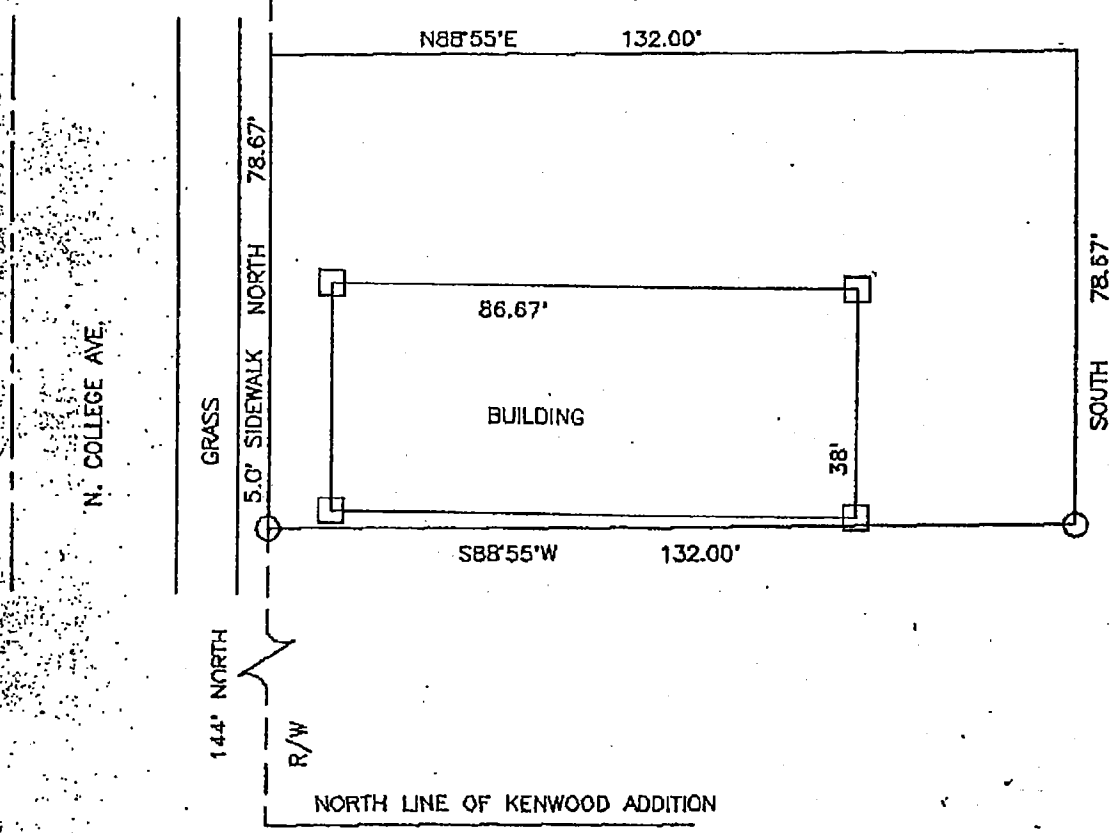
Part of Section Thirty-three (33), Township Nine (9)
North, Range One (1) West, in Monroe County, Indiana,
Bounded and described as follows, to wit: Commencing on
the North line of said Section Thirty-three (33), at a
point where the centerline of College Avenue of the City
of Bloomington, Indiana, extended North, intersects the
same; thence South on said centerline One Hundred
Thirty-one (131) feet; thence East on a line parallel
with the North line of said Section Thirty-Three (33),
about One Hundred Forty-four (144) feet, more or less, to
the East line of the alley between Walnut Street and
College Avenue in said City of Bloomington, extended
North; thence North on said East line of said alley
extended North to the North line of said Section
Thirty-three (33), thence West on said North line of said
Section Thirty-three (33) about One Hundred Forty-four
(144) feet, more or less, to the place of beginning.

2. I find the above-described real estate to be more
accurately described as follows:

Part of the Northwest quarter of Section 33, Township 9
North, Range 1 West, Monroe County, Indiana, and more
particularly described as follows: Beginning at the
intersection of the centerline of College Avenue and the
North line of Section 33 thence East 41.25 feet to the
East right-of-way line of College Avenue; thence
continuing East 144.00 feet to the East line of the alley
between Walnut Street and College Avenue in the City of
Bloomington, extended North; thence South Zero (00)
degrees, Fourteen (14) minutes, One (01) second West
131.00 feet on the East line of said alley extended
North; thence West 144.00 feet to the East right-of-way
line of College Avenue; thence continuing West 41.25 feet
to the centerline of College Avenue; thence North Zero
(00) degrees, Fourteen (14) minutes, One (01) second East
131.00 feet to the point of beginning. Containing 0.557
of an acre, more or less.

PART NW 1/4, S33, T9N, R1W, MONROE CO., INDIANA/
1250 NORTH COLLEGE AVENUE

#3



DESCRIPTION:

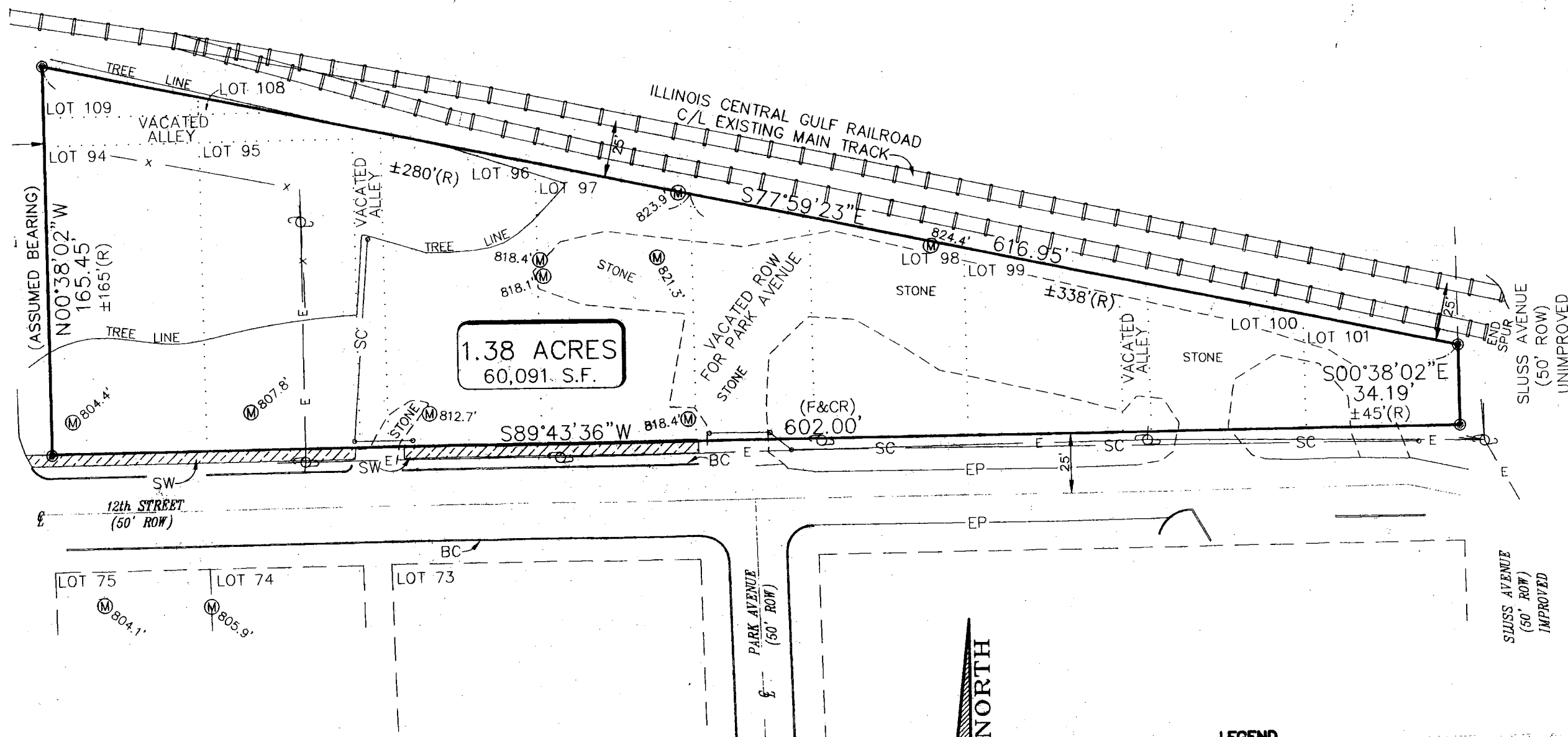
A part of the Northwest quarter of Section 33, Township 9 North, Range 1 West, in the City of Bloomington, Indiana, described as follows:
Beginning at a point on the East right of way of North College Avenue in the City of Bloomington, Indiana, that stands 144.00 feet North of the North line of the intersection of said East right of way and the North line of Kenwood Addition in said City of Bloomington; thence running North along the said East right of way line for 78.67 feet; thence leaving said right of way and running East and parallel to the North line of Kenwood Addition for 132.00 feet; thence running South and parallel with the East right of way line of said North College Ave. for 78.67 feet; thence running West and parallel to the North line of Kenwood Addition for 132.00 feet and to the point of beginning.



Raymond Graham
Raymond Graham
IN L.S. 9978
3215 N. Smith Pike
Bloomington, Indiana
30 March, 1995

TITLE IN NEW MEASUREMENT
OF 78.67 X 132 BY MEASURE
CALL IF QUESTIONS JOHN SEESER
3302000

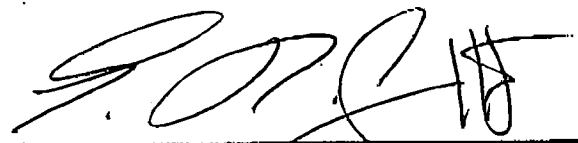
A PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 9
SITUATED IN THE CITY OF BLOOMINGTON, MONROE COUNTY
PAGE ONE OF ONE



AS REQUESTED BY THE CLIENT THE FOLLOWING MODERNIZED DESCRIPTION IS INTENDED TO REPRESENT THE ABOVE DESCRIBED REAL ESTATE AS SHOWN ON THE "CAMELOT COMPANY ALTA/ACSM SURVEY" CERTIFIED BY ENOCH R. GRAY, III AND DATED JUNE 15, 2004.

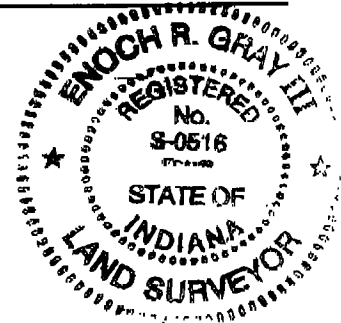
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN AT BLOOMINGTON, MONROE COUNTY, INDIANA AND BEING ALL OR A PART OF LOTS 94-101, 108 AND 109 OF "UNIVERSITY PARK ADDITION" RECORDED IN PLAT BOOK 24, PAGES 25 AND 26, TOGETHER WITH VACATED STREETS AND ALLEYS; DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 94; THENCE NORTH 00°38'02" WEST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOT AND LOT 109 OF SAID ADDITION A DISTANCE OF 165.45 FEET TO THE APPARENT SOUTH RIGHT OF WAY LINE FOR THE ILLINOIS CENTRAL GULF RAILROAD; THENCE SOUTH 77°59'23" EAST A DISTANCE OF 616.95 FEET ALONG SAID APPARENT RIGHT OF WAY AND RUNNING THROUGH LOTS 109, 108, 96, 97, 98, 99, 100 AND 101 OF SAID ADDITION TO THE WEST RIGHT OF WAY LINE OF SLUSS AVENUE; THENCE SOUTH 00°38'02" EAST A DISTANCE OF 34.19 FEET TO THE NORTH RIGHT OF WAY LINE OF 12th STREET; THENCE SOUTH 89°43'36" WEST A DISTANCE OF 602.00 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 1.38 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.



ENOCH R. GRAY, III LS-0516 DATE

2.1.05



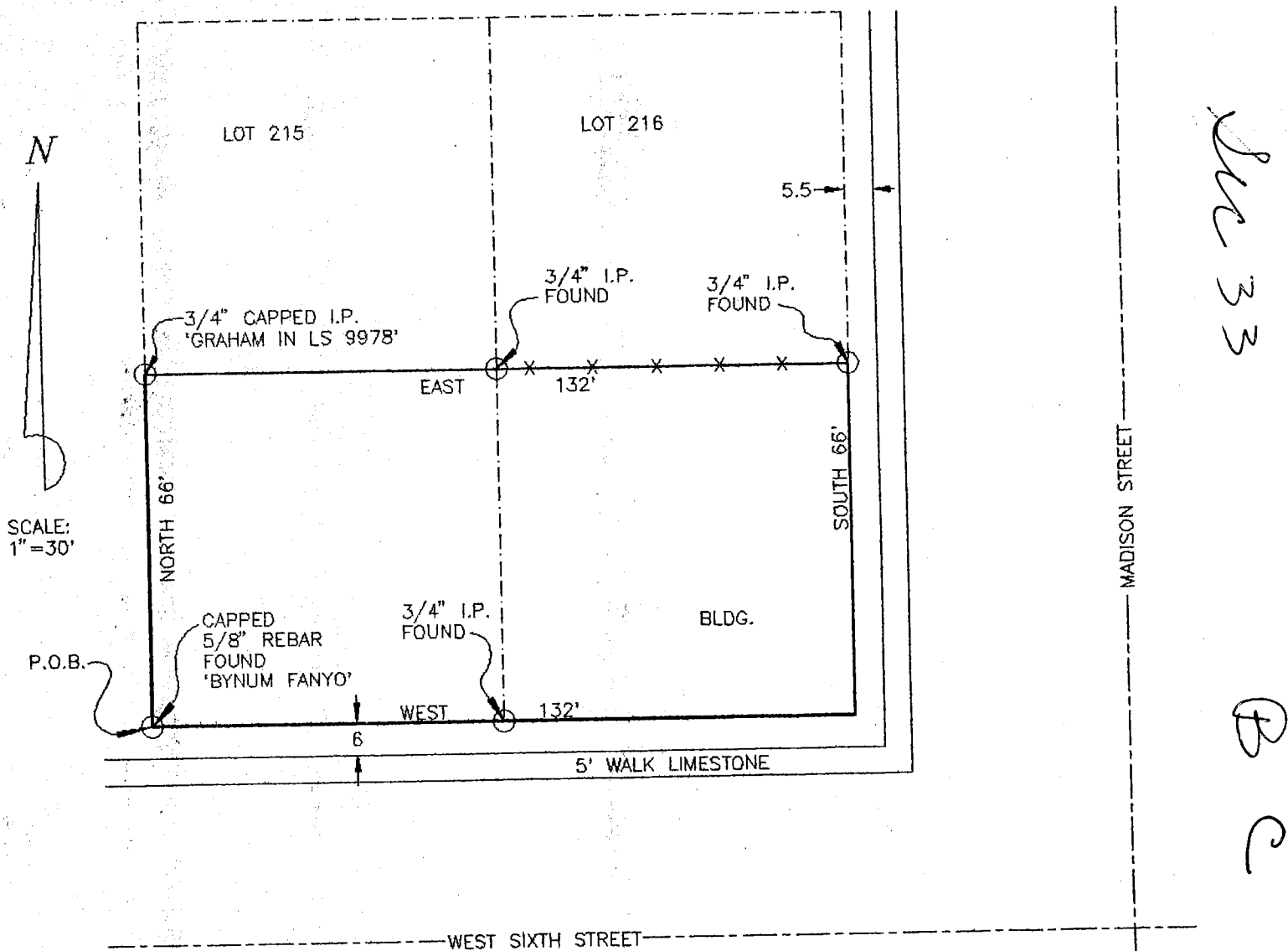
A parcel of land located in the Southwest Quarter of the Northeast Quarter of Section 33, Township 9 North, Range 1 West of the Second Principal Meridian at Bloomington, Monroe County, Indiana, said parcel being more particularly described as follows:

Beginning at the point where the North line of 50 foot wide 12th Street intersects the West line of 50 foot wide Sluss Avenue, said point being the Southeast corner of Lot 101 in the University Park Addition to the City of Bloomington; Thence West along said North line of 12th Street, a distance of 326 feet to the West line of vacated 50 foot wide Park Avenue, being the Southeast corner of Lot 97 in said University Park Addition; thence North along the East line of said Lot 97, a distance of 112 feet, more or less, to a line that lies parallel to and 25 feet Southwesterly from the centerline of the Illinois Central Gulf Railroad Company's Indianapolis District main track; Thence Southeasterly along said parallel line, a distance of 338 feet, more or less, to said West line of Sluss Avenue; Thence South along said West line of Sluss Avenue, a distance of 45 feet, more or less, to the point of beginning; also know as Part of Lot 98, Part of Lot 99, Part of Lot 100, Part of Lot 101 of University Park, together with vacated alleys & streets.

013-24160-00

Blk 33
University Park of Lot 98-101
a vac st & alley

PT LOTS 215 & 216 IN THE ORIGINALLY PLATTED CITY OF BLOOMINGTON



DESCRIPTION:
Part of Lots 215 and 216 in the originally platted City of Bloomington, Indiana, described as follows:
Beginning at a rebar in the Southwest corner of Lot 215, thence along the West line of Lot 215 North 66 feet to a 3/4" Iron Pin set in Northwest corner of the South half of Lot 215, thence East 132 feet to a 3/4" Iron Pin found in the Northeast corner of the South half of Lot 216, thence South 66 feet to the Southeast corner of Lot 216, thence West 132 feet to the Point of Beginning.

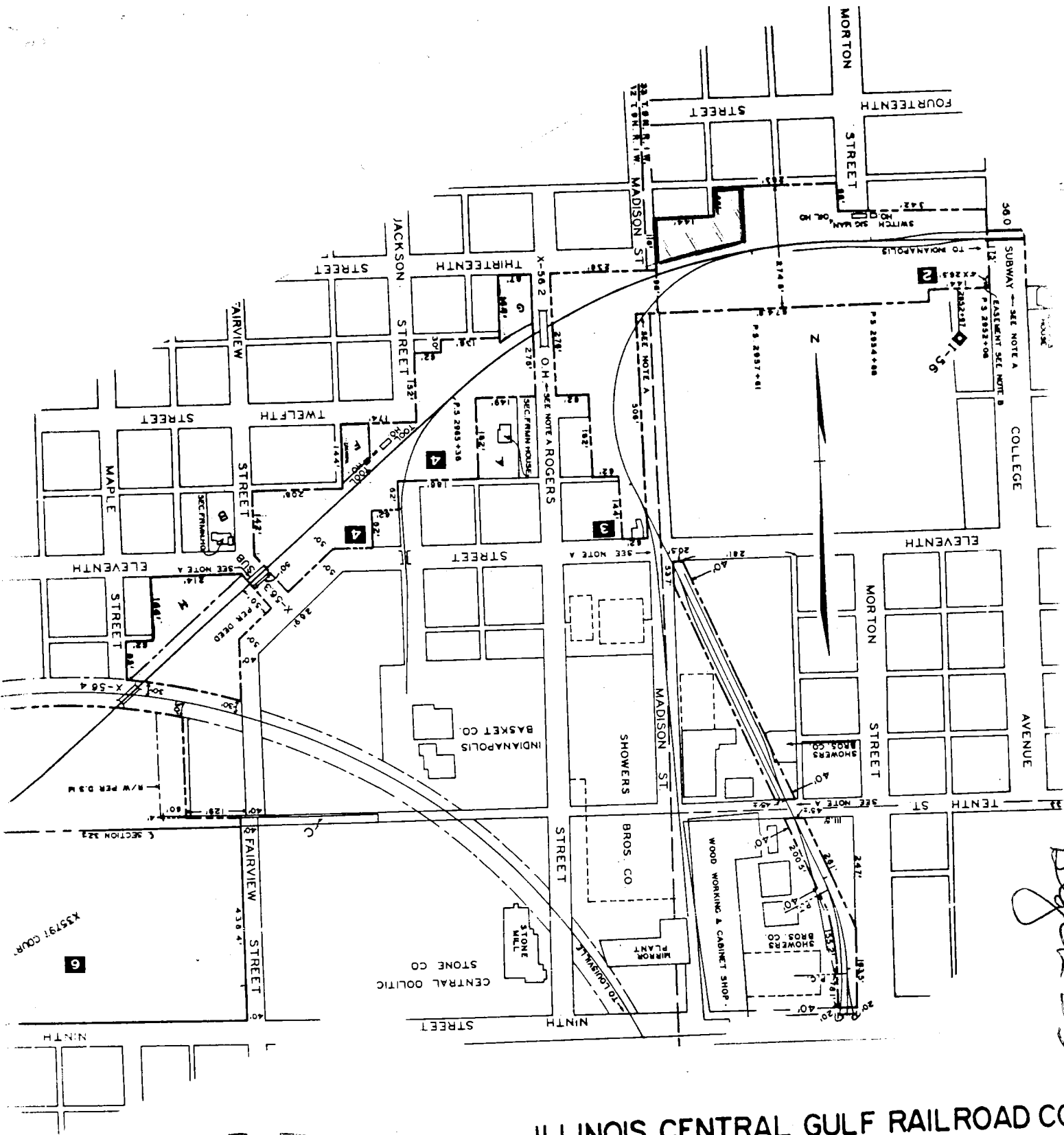


Raymond Graham
Raymond Graham
IN L.S. 9978
3215 N. Smith Pike
Bloomington, Indiana
8 June, 1995

FILED

JUL 25 1995

Margaret Cook
Auditor Monroe County, Indiana



Boyle 33

FILED

MAR 14 1986

Robbery F. Brown
Recorder Monroe County, Indiana

ILLINOIS CENTRAL GULF RAILROAD CO

Bloomington, Ind.

RED-PROPERTY TO BE SOLD TO

DUNBAR

ENGINEERING DEPT. CHICAGO, ILL.

SCALE: 1" = 300' 3-21-19 85

1/2

OK

THIS INDENTURE Witnesseth that the Grantor, the ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware Corporation, 233 North Michigan Avenue, Chicago, Illinois 60601, for and in consideration of the sum of FIFTEEN THOUSAND FIVE HUNDRED DOLLARS AND NO/100 DOLLARS (\$15,500.00) in hand paid and other valuable consideration, hereby conveys, releases, remises and forever quitclaims to the Grantee, SIMS POULTRY, INC., all its right, title, interest and claim in and to the following described lands and property situated in the County of Monroe and State of Indiana to wit:

Certain property forming a portion of the right of way of the Illinois Central Gulf Railroad Company's Indianapolis District, said property situated in the W/2 NW/4 Section 33, T.9 N., R.1 W., Second P.M., at Bloomington, Monroe County, Indiana, is described as follows: Begin at a point in the East line of Madison Street 116 feet North from the South line of 13th Street, being the NW corner of Lot 43, Kenwood Addition, City of Bloomington, and run East along the North line of said Lot 43 and along the eastern extension thereof, 144 feet to the East line of a 12 foot wide North-South alley; Thence North along said East alley line, being along the West line of Lot 60, said Kenwood Addition, 66 feet to the NW corner thereof in the South line of a 12 foot wide East-West alley; Thence East along said South alley line, 66 feet to the NE corner of said Lot 60; Thence South along the East line of said Lot 60, a distance of 120 feet, more or less, to a point in a line that lies parallel and/or concentric with and 25 feet normally distant northerly from the centerline of Grantor's main track; Thence westerly along said parallel and/or concentric line, 215 feet, more or less, to a point in the aforesaid East line of Madison Street; Thence North along said East line, 105 feet, more or less, to return to the Point of Beginning.

GRANTEE covenants and agrees to preserve, safeguard and maintain Grantor's embankment for its elevated right of way lying adjacent to and on the southerly side of the premises herein conveyed. Grantee shall further secure Grantor's prior written approval of any and all construction involving said embankment. This covenant shall run with the lands hereinabove conveyed and be binding upon the Grantee, its successors and assigns for as long as used for railroad purposes. Grantor reserves for itself, its successors and assigns the right to enter upon the property herein above conveyed for the purpose of construction, maintenance or repair of said embankment should Grantee in Grantor's sole opinion fail to preserve, safeguard and maintain said embankment, and the costs thereof shall be paid for by Grantee, its successors and assigns. Grantee's obligation to pay the aforesaid cost shall be binding upon its successors and assigns and shall run with the land herein above conveyed.

FILED

MAR 14 1986

Rodney J. Brown
Recorder Monroe County, Indiana

BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603

Bldg Two P Sec 33



David H. Adams

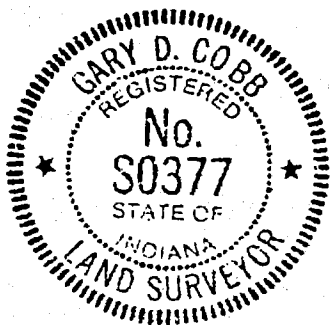
TEX-COM-DESCRIPTION

A part of the Northwest quarter of Section 33, Township 9 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at the Southwest corner of Lot 13 in Kenwood Addition to the City of Bloomington, Indiana, thence South over and along the West line of Lot 12 in said Kenwood Addition for a distance of 59 feet to the Southwest corner of said Lot 12, thence West over and along a Westerly extension of the South line of said Lot 12 for a distance of 95.94 feet to the West line of a tract of land described in a deed from Marathon Oil Company to Odes Nickless and Lois Nickless and recorded in Deed Record 186 at pages 71-72 in the Office of the Recorder of Monroe County, Indiana, thence North over and along the West line of said Nickless tract for a distance of 59 feet to a point on the Westerly extension of the South line of said Lot 13, said point being 94 feet distant from the Southwest corner of said Lot 13, thence East over and along the Westerly extension of the South line of said Lot 13 for a distance of 94 feet to the point of beginning. Containing 0.13 acres, more or less. Also, an easement for ingress and egress described as follows: 12 feet of even width lying on the East side of and immediately adjacent to the following described line: Beginning at a point that is 95.94 feet West of the Southwest corner of Lot 12 in Kenwood Addition to the City of Bloomington, Indiana, said point being on the Westerly extension of the South line of said Lot 12, thence Southerly for a distance of 177 feet, more or less, to a point on the North line of Eleventh Street, said point being 101 feet, 9 inches West of the Southwest corner of Lot 1 in said Kenwood Addition.

Plat and description prepared from a survey conducted under the supervision of:

Gary D. Cobb

Gary D. Cobb
Registered Land Surveyor
Indiana Registry #S0377
August 4, 1982



SS
W
W

1/2

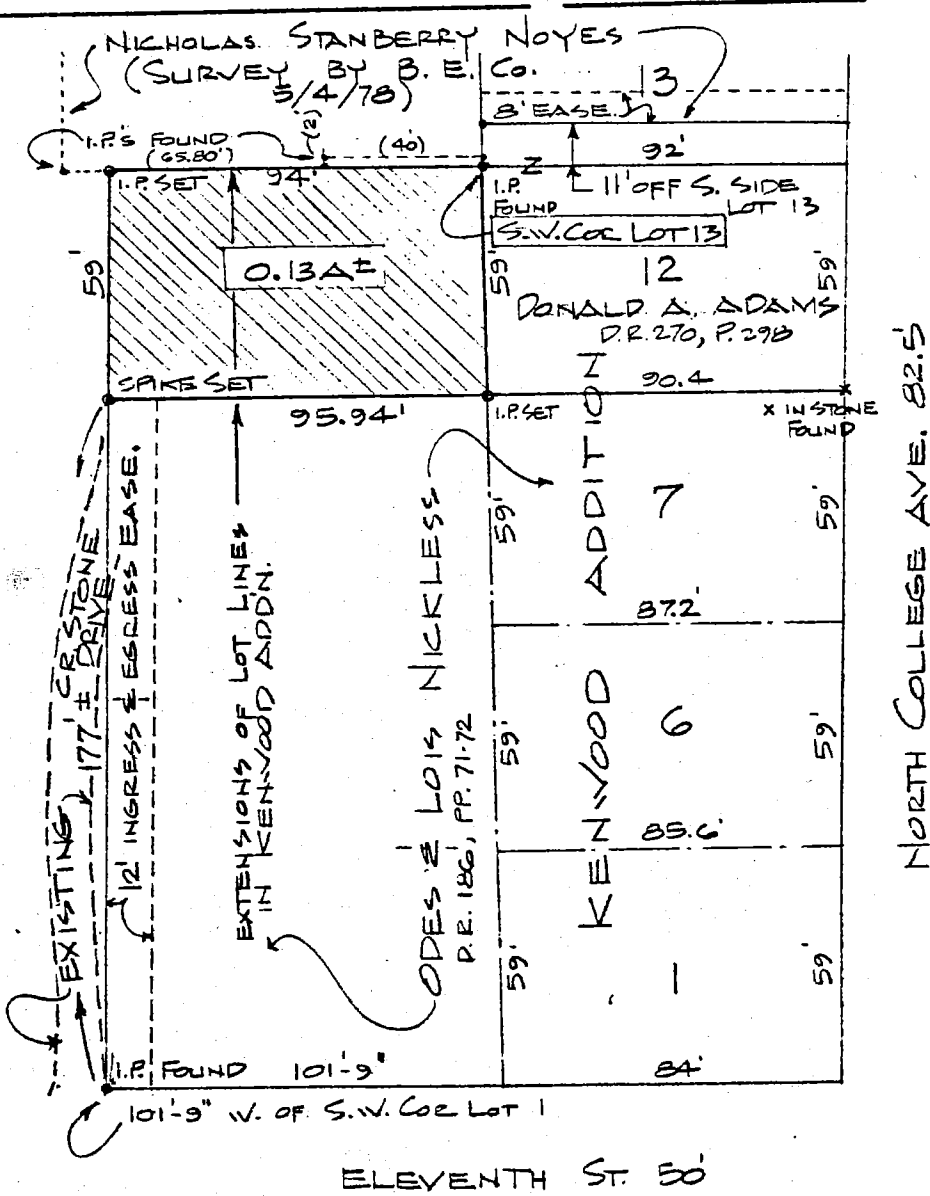
BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603



SCALE : 1" = 50'

SURVEY PLAT
PART OF N.W. 1/4 OF
SECTION 33-T9N-R1W
MONROE COUNTY, INDIANA
AUGUST 4, 1982

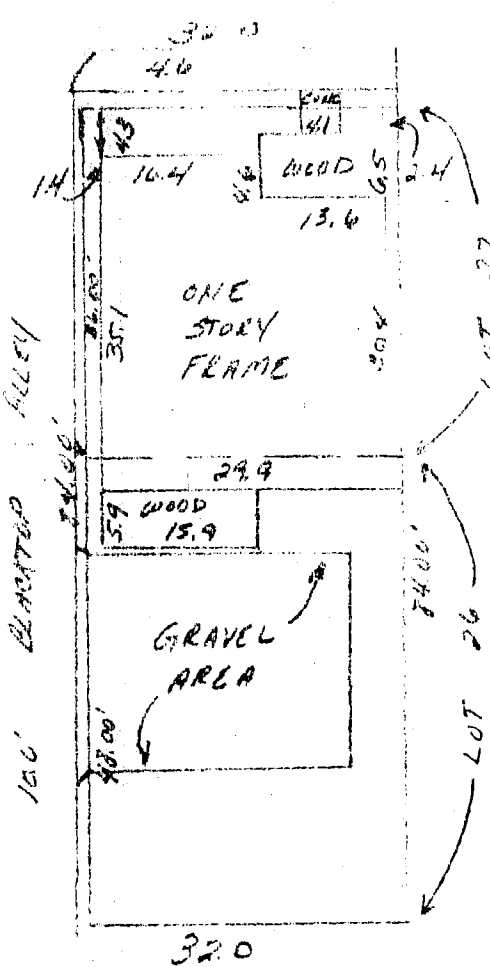


9th ST. (BLANKET)

PART LOT 5
26 & 27
YOUNG'S ADDITION

420 E 9th ST.

POINT OF BEGINNING



Bloomington City

DESCRIPTION:

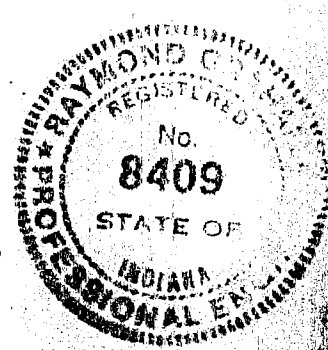
A part of Lots Number 26 and 27 in YOUNG'S SUBDIVISION of Out Lot Number 27 in the City of Bloomington, Indiana, described as follows, to-wit: Beginning at the Southwest corner of Lot 27 thence running North for 46.00 feet to the right-of-way of 9th Street as it now exists, thence running East for 32.00 feet along said right-of-way, thence running South for 84.00 feet, thence running West for 32.00 feet, thence running North for 48.00 feet to the point of beginning.

CERTIFICATION:

I hereby certify that the plat shown is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, and that the said improvements do not encroach upon any other property, nor are there any encroachments from any other property on said surveyed property

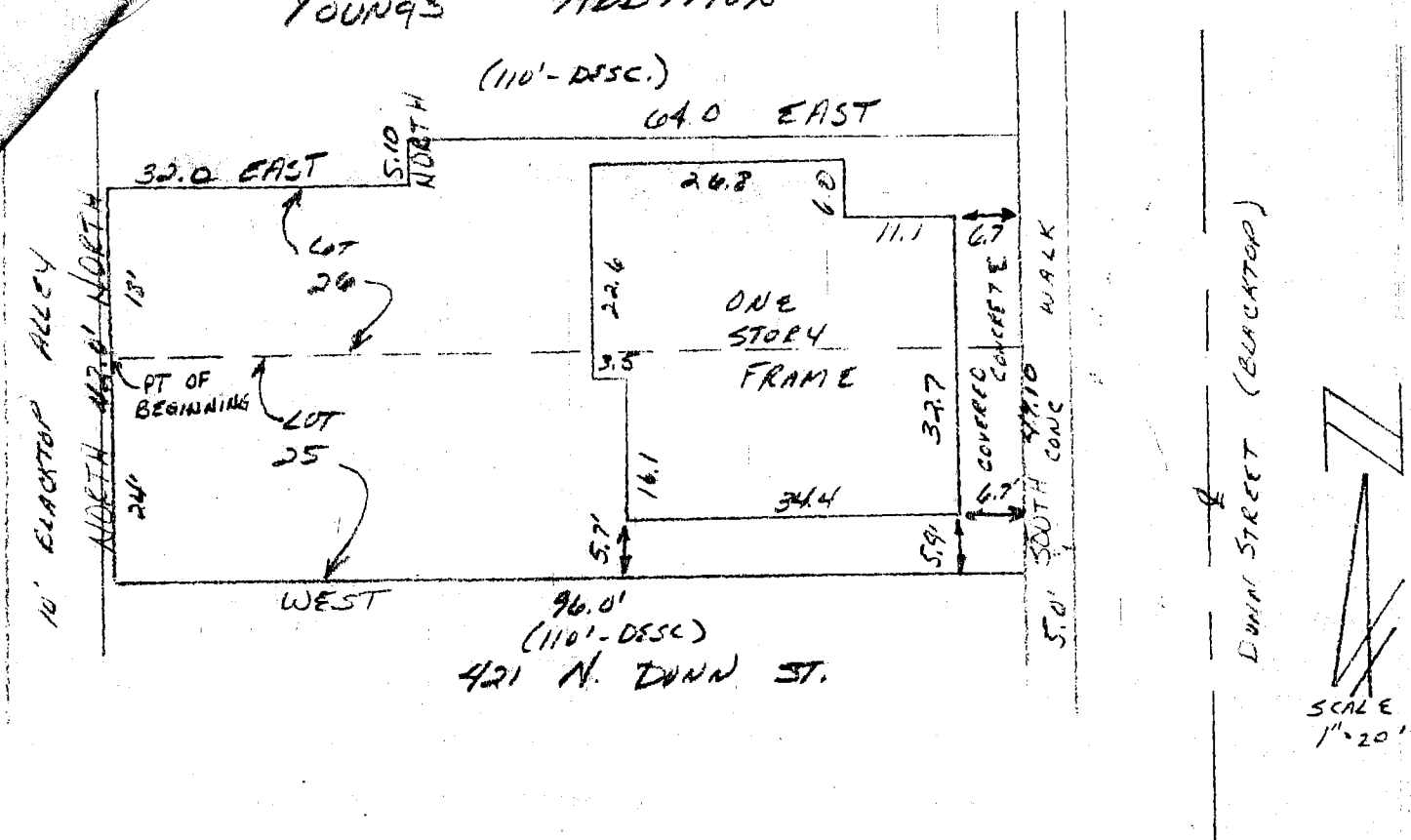
Raymond Graham

RAYMOND GRAHAM
R.P.E. 8409 L.S. 9978
3215 N. Smith Pk.
Bloomington, Indiana
May 15, 1987



FILED
JUN 19 1987
Robert J. Brown
Recorder Monroe County, Indiana

PART LOTS 25 & 26 YOUNG'S ADDITION



DESCRIPTION:

Parts of Lots 25 and 26 in YOUNG'S ADDITION to the City of Bloomington, Indiana, described as follows, to-wit:
Beginning at the Southwest corner of Lot 26 (Northwest corner of Lot 25) thence running North 18.00 feet, thence running East 32.00 feet, thence running North 5.10 feet, thence running East 64.00 feet to the right-of-way of Dunn Street as it now exists, thence running South along said right-of-way for 47.10 feet, thence running West for 96.00 feet, thence running North for 24.00 feet to the point of beginning.

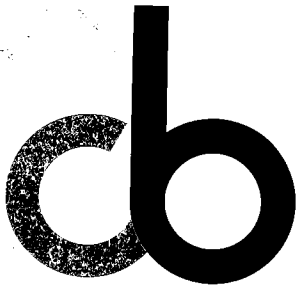
CERTIFICATION:

I hereby certify that the plat shown is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, and that the said improvements do not encroach upon any other property, nor are there any encroachments from any other property on said surveyed property.

Raymond Graham
RAYMOND GRAHAM
R.P.E. 8409 L.S. 9978
3215 N. Smith Pk.
Bloomington, Indiana
May 15, 1987



FILED
JUN 19 1987
Rodney J. Brown
Recorder Monroe County, Indiana



city of bloomington

box 100, municipal building, bloomington, indiana 47402

planning department (812) 339-2261 Ext. 69 or 65

June 17, 1987

TO THE OFFICES OF THE MONROE COUNTY RECORDER AND AUDITOR:

SUBJECT: *Adjustment of lot lines and subdivision of three properties
Lots 26 & 27 and part of lot 25 of Jacob Youngs Addition,
City of Bloomington, Monroe County, Indiana.*

The accompanying legal descriptions for three properties in Jacob Youngs' Addn. have been reviewed by City of Bloomington Planning Commission and the Office of City Planning, City of Bloomington, Indiana.

The three deeds have received necessary consideration and approval as per the cases presented to the Plan Commission and Board of Zoning Appeals (eg. #DP-25-87 and #V-28-87). The accompanying legal descriptions meet with the terms of the above regulation in all aspects.

It should be noted that one of the deeds, 425 N. Dunn St., is subject to a 5 foot storm drainage easement along the west right-of-way of Dunn Street.

An adjustment of lot lines for 421 N. Dunn St. was addressed by the Plan Commission during the above mentioned meeting, the purpose of which is to eliminate an encroachment upon Lot #26,

Sincerely,

Jesse Zurschmeide
Jesse Zurschmeide/Planner

FILED

JUN 19 1987

Robney J. Brown
Recorder Monroe County, Indiana

3/4

WARRANTY DEED

THIS INDENTURE WITNESSETH, That John W. Bender, Paul E. Bender and David A. Bender, as tenants in common, (an undivided one-third interest to each), Grantor, of MONROE County, in the State of Indiana, CONVEYS AND WARRANTS to John W. Bender, Paul E. Bender and David A. Bender, as tenants in common (an undivided one-third interest to each), of MONROE County, in the State of Indiana, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in MONROE County, in the State of Indiana, to-wit:

A part of Lots Number 26 and 27 in YOUNG'S SUBDIVISION of Out Lot Number 27 in the City of Bloomington, Indiana, described as follows, to-wit: Beginning at the Southwest corner of Lot 27 thence running North for 36.00 feet to the right-of-way of 9th Street as it now exists, thence running East for 32.00 feet along said right-of-way, thence running South for 84.00 feet, thence running West for 32.00 feet, thence running North for 48.00 feet to the point of beginning.

Subject to all taxes.

In Witness Whereof, The said John W. Bender, Paul E. Bender and David A. Bender, as tenants in common, (an undivided one-third interest to each), has hereunto set their hands and seals, this 12th day of June, 1987.

John Bender

JOHN W. BENDER

Paul E Bender

PAUL E. BENDER

Paula A. Bender

DAVID A. BENDER

[illegible]

Before me, the undersigned, a Notary Public in and for said County and State, this 12th day of June, 1987, came John W. Bender, Paul E. Bender and David A. Bender, as tenants in common, (an undivided one-third interest to each), and acknowledged the execution of the foregoing instrument.

Witness my hand and seal.

My Commission Expires: 01/02/88
A Resident of MONROE County, IN

Mark Allen

MARK S. PETERS
a Notary Public

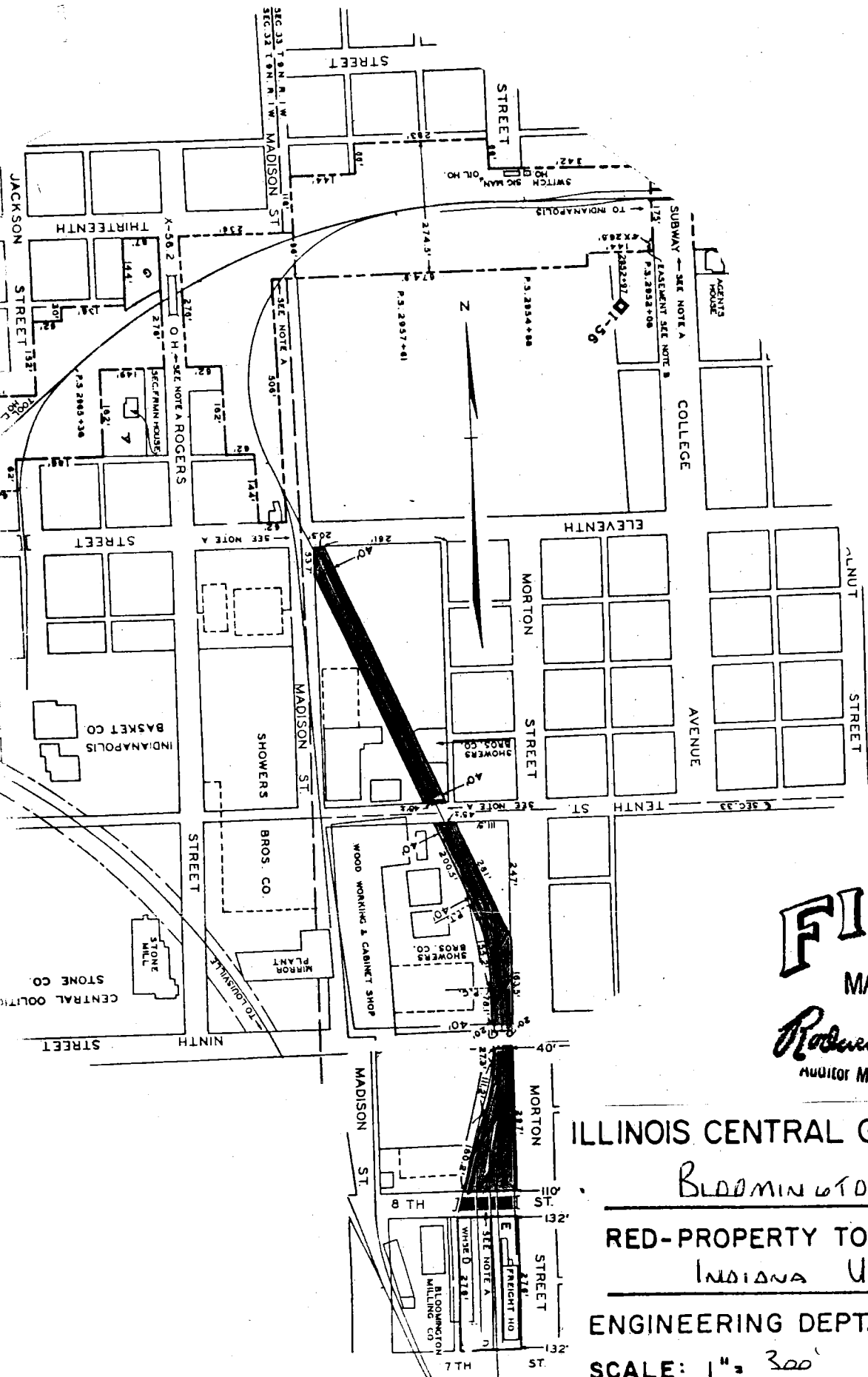
FILED

JUN 19 1987

Rodney F. Brown
Auditor Monroe County, Indiana

This Instrument Prepared By Vincent S. Taylor, Attorney at Law

1308
W
W



FILED

MAR 14 1986

Robbery J. Brown
Auditor Monroe County, Indiana

ILLINOIS CENTRAL GULF RAILROAD CO

Bloomington, Indiana

RED-PROPERTY TO BE SOLD TO
INDIANA UNIVERSITY

ENGINEERING DEPT. CHICAGO, ILL.

SCALE: 1" = 300' 10-29-1985

1/2

THIS INDENTURE Witnesseth that the Grantor, the ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware Corporation, 233 North Michigan Avenue, Chicago, Illinois 60601, for and in consideration of the sum of FORTY SEVEN THOUSAND DOLLARS AND NO/100 DOLLARS (\$47,000.00) in hand paid and other valuable consideration, hereby conveys, releases, remises and forever quitclaims to the Grantee,

TRUSTEES OF INDIANA UNIVERSITY

all its right, title, interest and claim in and to the following described lands and property situated in the County of Monroe and State of Indiana to wit:

Certain property forming a portion of the right-of-way of the Illinois Central Gulf Railroad Company's Indianapolis District/Freight House lead right of way and property situated in the SW/4 NW/4 and NW/4 SW/4 Section 33, T.9 N., R.1 W., Second P.M., Bloomington, Monroe County, Indiana, and described as all of three irregular shaped parcels of land extending southeasterly across that tract of land bound on the North by Eleventh Street; on the South by Eighth Street; on the East by Morton Street; and, on the West by Madison Street; said three parcels containing a combined area of 1.37 acres more or less being all of the same property acquired by the former Indianapolis Southern Railway from the Showers Brothers Company March 20, 1906 (recorded Deed Book 49-Page 284, et seq); said property also described as follows:

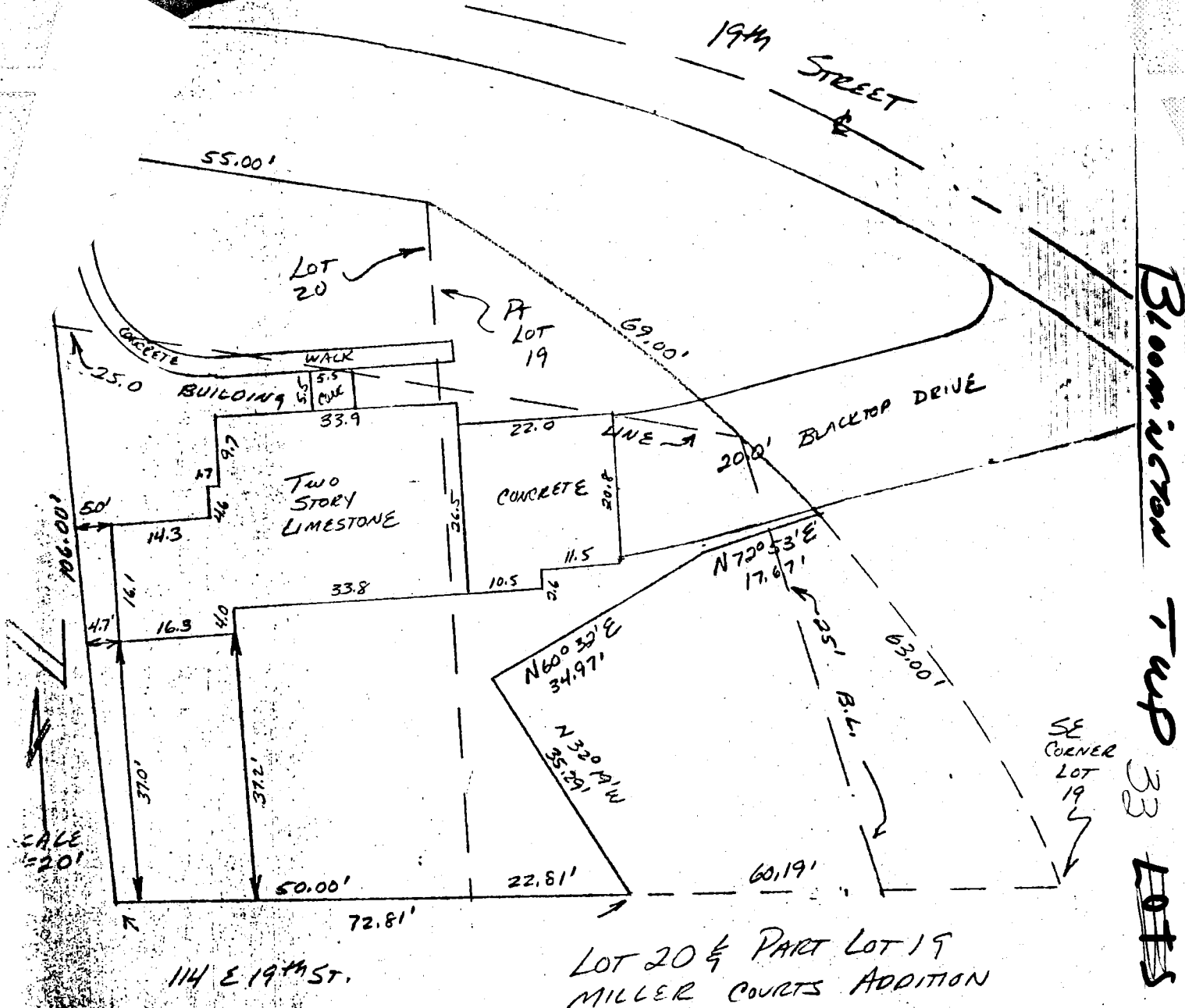
A parcel of land in the Southwest Quarter of the Northwest Quarter of Section 33, Township 9 North, Range 1 West of the Second Principal Meridian, bounded and described as follows: Beginning at a point 261 feet West of the Northwest corner of Lot 1 of Hunter's Addition to the City of Bloomington, said point being distant 20 feet northeasterly at a right angle from the located center line of the freight facility line of the former Indianapolis Southern Railway; Thence South 26° East parallel to and 20 feet distant northeasterly from said located centerline, a distance of 586.4 feet, more or less, to a point; Thence South 88°30' West a distance of 45 feet, more or less, to a point distant 20 feet southwesterly at right angles from said located center line; Thence North 26° West, parallel to and 20 feet distant southwesterly from said located center line a distance of 526.5 feet, more or less, to a point; Thence North 1°15' West along said West line a distance of 53.7 feet, more or less, to a property corner; Thence North 88°30' East along the North line of said property, a distance of 20.5 feet, more or less, to the place of beginning, containing 0.51 acres more or less;

ALSO, A portion of Out Lot 39 in the City of Bloomington, Indiana, said portion being bounded and described as follows: Beginning at a point 111.5 feet South 88°30' West of the Northeast corner of said Outlot 39, said point being distant 20 feet, northeasterly at right angles from the located center line of the freight facility line of the former Indianapolis Southern Railway; Thence South 26° East a distance of 281 feet, more or less, to a point; Thence South 1°26' East a distance of 163.5 feet, more or less, to a point being distant 20 feet northeasterly at right angles from said located center line; Thence South 88°30' West along said South line a distance of 40 feet, more or less, to a point distant 20 feet southwesterly at right angles from said located center line; Thence North 1°26' West, parallel to and 20 feet distant southwesterly from said located center line, a distance of 78.1 feet; Thence in a northwesterly direction with a curve to the left having a radius of 363.1 feet, parallel to and 20 feet, distant southwesterly from said located center line a distance of 155.2 feet; Thence North 26° West, parallel to and 20 feet distant southwesterly from said located center line a distance of 200.5 feet, more or less, to a point; Thence North 88°30' East a distance of 45 feet, more or less, to the place of beginning, containing 0.41 acre, more or less.

ALSO, a portion of Out Lot Number 38 in said City, said portion being bounded and described as follows:

Beginning at the Northeast corner of said Out Lot 38, said Northeast corner being distant 20 feet northeasterly at right angles from the located center line of the freight facility line of the former Indianapolis Southern Railway; Thence South $1^{\circ}26'$ East along said line of said Out lot a distance of 297 feet, more or less, to the Southeast corner thereof; Thence South $88^{\circ}30'$ West along the South line thereof a distance of 110 feet, more or less, to a point distant 20 feet northwesterly at right angles from said located center line; Thence North $16^{\circ}15'$ East, parallel to and 20 feet distant northwesterly from said located center line a distance of 180.2 feet; Thence in a northerly direction with a curve to the left having a radius of 363.1 feet, parallel to and 20 feet distant, westerly, from said located center line a distance of 111.2 feet, thence North $1^{\circ}26'$ West, parallel to and 20 feet distant southwesterly from said located center line a distance of 27.3 feet, more or less, to the North line of said Out Lot Number 38; Thence North $88^{\circ}30'$ East, along said North line a distance of 40 feet, more or less, to the place of beginning, containing 0.45 acres more or less.

GRANTOR reserves for itself, its successor, assigns and nominees, all railroad trackage and appurtenances thereto, and all other improvements over and across the property hereinabove conveyed, together with an easement for said trackage and appurtenances, and access thereto for the purpose of the dismantling and removal of all the aforesaid facilities. This Reservation shall continue for so long as is necessary to complete the removal of said railroad facility, but in no case greater than one year from the date of this deed. In the event Grantor has not removed the aforesaid trackage and appurtenances thereto within the one year period, Grantee shall inure to all right, title and interest in and to said trackage and appurtenances.

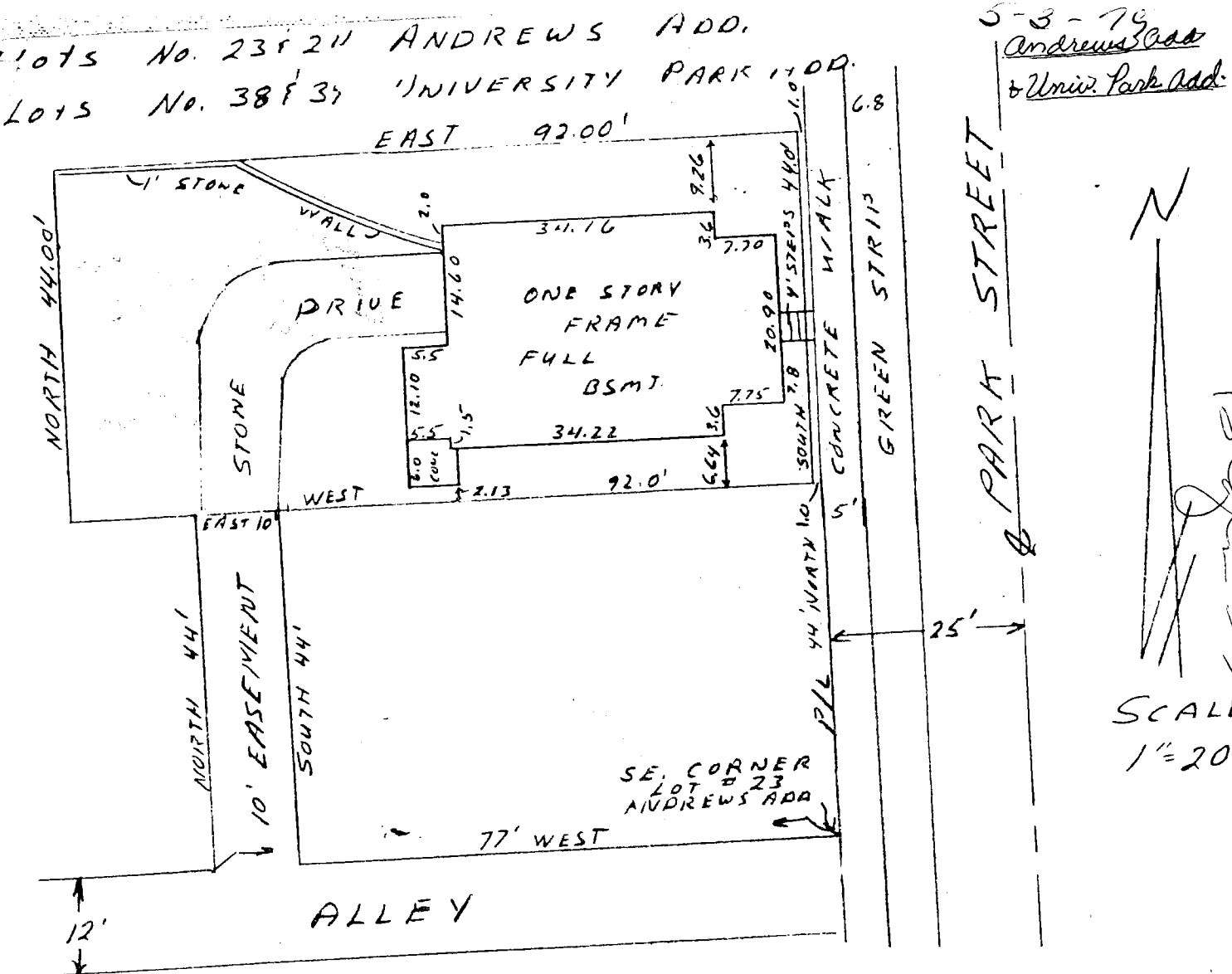


DESCRIPTION:
 Lot Number 20 and Lot Number 19, in Miller Courts Addition to the City of Bloomington, Indiana, EXCEPTING THEREFROM that part of said Lot 19, in Miller Courts Addition to the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at an iron pin which is the Southeast corner of Lot 19; thence West 60.19 feet to an iron pin; thence North 32 degrees 19 minutes West for 35.29 feet to an iron pin; thence North 60 degrees 32 minutes East 34.97 feet; to an iron pin; thence North 72 degrees 53 minutes East 17.67 feet to the West right-of-way line of a public road known as Washington Street in the City of Bloomington; thence southeasterly along a curve with a radius of 256.66 feet and along the West right-of-way line of said Washington Street for 63.00 feet, more or less and to the place of beginning.

CERTIFICATION:
 I hereby certify that the above plat as shown is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, and that the said improvements do not encroach upon any other property, nor are there any encroachments from any other property on said surveyed property.

Raymond Graham
 RAYMOND GRAHAM
 R.P.E. 8409 L.S. 9978 IND
 3215 N. Smith Pk
 Bloomington, Indiana
 October 1, 1986





DESCRIPTION:
 Part Lots 23 and 24 in Andrews Addition and Part of Lots 38 and 39 in University Park Addition being Subdivisions in Section 33, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 44.00 feet North of the Southeast corner of Lot #23 in Andrews Addition, thence West for 92.00 feet, thence North for 44.00 feet, thence East for 92.00 feet and to the East line of Lot #38 in University Park Addition, thence South 44.00 feet to the point of beginning.

DESCRIPTION EASEMENT:
 Beginning at a point that is 77.00 feet West of the Southeast corner of Lot #23 in Andrews Addition, thence North 44.00 feet, more or less, thence East 10.00 feet, thence South 44.00 feet, more or less, thence West 10.00 feet to the point of beginning.

ENGINEER'S CERTIFICATION:

I hereby certify that this plat as shown is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, and that the said improvements do not encroach upon any other property, nor are there any encroachments from any other property on said surveyed property.



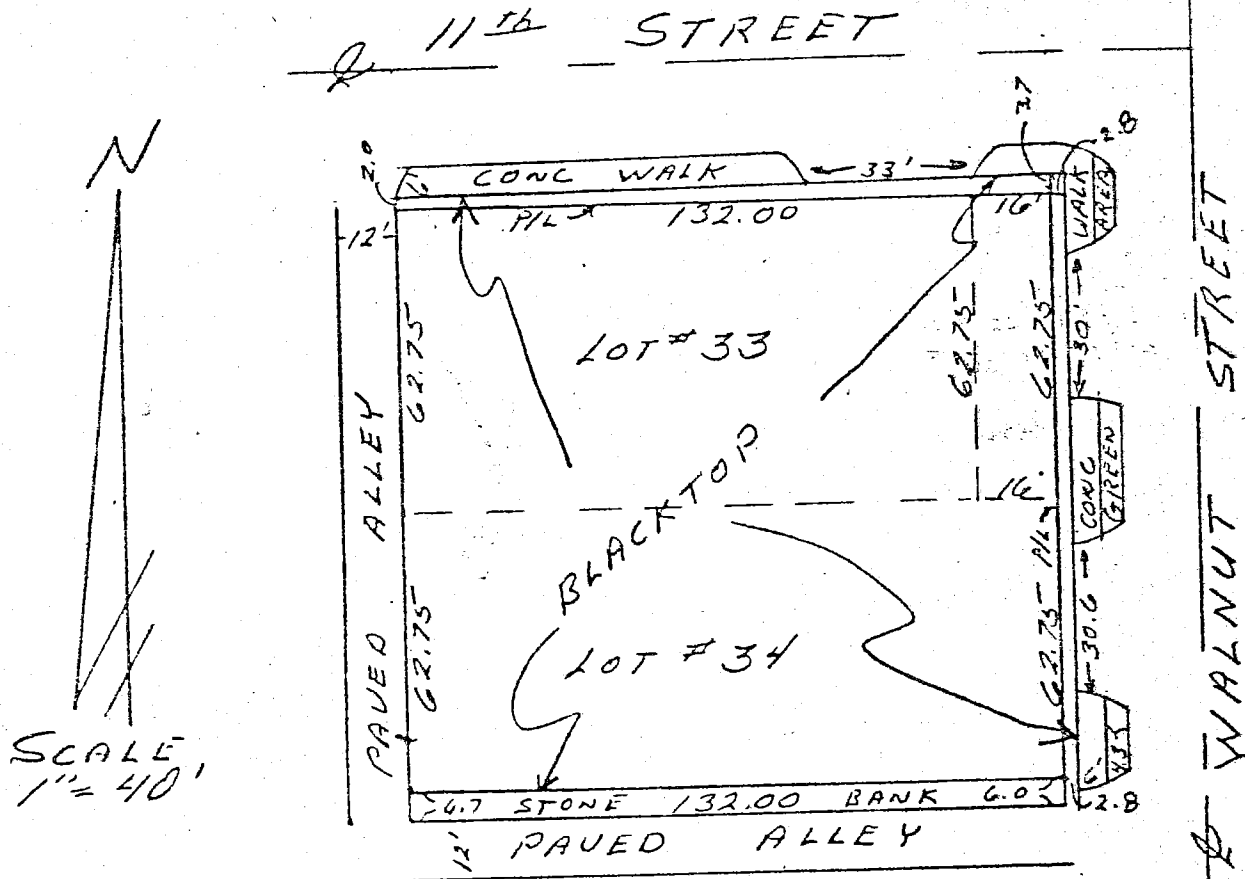
Raymond Graham
 Raymond Graham
 R.P.E. 8409 Indiana
 3215 N. Smith Pike
 Bloomington, Indiana
 April 13, 1979

FILED
 MAY 3 1979

John W. Davis
 Auditor Monroe County, Indiana

LOTS # 33 & 34
HUNTERS ADD.

Entered on Blgtn City Trans. Bk
9-7-79
JOE MOORE
Hunters Add.



DESCRIPTION:

Lot Number 34 in Hunter's Addition to the City of Bloomington, Indiana, as shown by the recorded plat thereof.

ALSO a part of the Northwest quarter of Section 33, Township 9 North, Range 1 West, which lies in the City of Bloomington, Indiana, and on the West side of Walnut Street, to-wit: Commencing 12.00 feet East of the Northeast corner of Lot 32 in Hunter's Addition to said City of Bloomington, Indiana, and running thence East for 132.00 feet to Walnut Street, thence South 62-3/4 feet, thence West for 132.00 feet, thence North for 62-3/4 feet, to the place of beginning; the above tract of land except 16.00 feet off of the East end being known as Lot 33 in Hunter's Addition to the City of Bloomington, Indiana.

REAL ESTATE TRANSFER

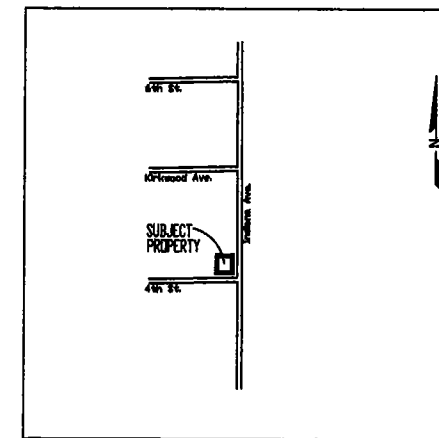
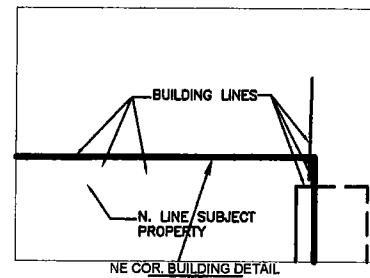
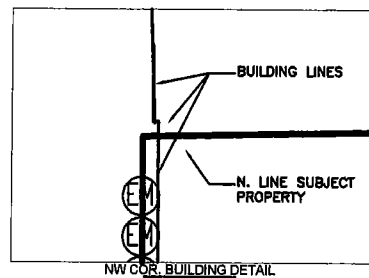
SEP 7 1979

John W. Davis
Auditor Monroe County, Ind.



Raymond Graham
Raymond Graham
R.P.E. 8409 Indiana
3215 N. Smith Pike
Bloomington, Indiana
April 26, 1979

ALTA / ACSM LAND TITLE SURVEY
PART OF LOT 15 DUNN'S ADDITION TO THE CITY OF BLOOMINGTON
MONROE COUNTY, INDIANA



- LEGEND:**
- | | |
|------------------------------|-------------------------------|
| ⊕ LIGHT POLE | ⊕ WATER METER |
| ⊕ UTILITY POLE | ⊕ ELECTRIC METER |
| ⊕ SIGN | ⊕ GAS METER |
| ⊕ MANHOLE | ⊕ CATCH BASIN |
| ⊕ GUY WIRE | ⊕ INLET |
| ⊕ OVERHEAD WIRES | ⊕ RIGHT OF WAY MONUMENT |
| ⊕ X FENCE | ⊕ MONITORING WELL |
| ⊕ CLEANOUT | ⊕ WATER VALVE |
| ⊕ PARKING SPACES | ⊕ FIRE HYDRANT |
| ⊕ GAS VALVE | ⊕ RECORD DISTANCE & BEARING |
| ⊕ BOLLARD | ⊕ MEASURED DISTANCE & BEARING |
| ⊕ TELEPHONE/TELEVISION RISER | |

Description
0.134 Acres
Job # 5195

A part of Lot 15 of Dunn's Addition to the City of Bloomington, Monroe County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said Lot 15, thence NORTH 00 degrees 00 minutes 00 seconds EAST (assumed bearings along the East line of Lot 15) a distance of 92.80 feet, thence SOUTH 89 degrees 56 minutes 21 seconds WEST along an existing wall 21.96 feet; thence continuing along said wall NORTH 00 degrees 03 minutes 39 seconds WEST 1.00 foot; thence continuing along said wall SOUTH 89 degrees 56 minutes 21 seconds WEST 41.42 feet to the West line of said Lot 15, thence along said West line SOUTH 00 degrees 09 minutes 07 seconds EAST, 92.87 feet to the Southwest corner of said Lot 15; thence SOUTH 88 degrees 58 minutes 35 seconds EAST along said South line of Lot 15 a distance of 63.13 feet to the Point of Beginning containing 0.134 acres.

ALTA/ACSM CERTIFICATION

To: AJL-1, LLC; WELLS FARGO BANK, NATIONAL ASSOCIATION, its successors and assigns; and Floor Title Insurance Company, and MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.:

I hereby certify that this survey was prepared by me or under my supervision in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 of Table A thereof and to the extent possible, shows the location of all setback lines listed pursuant to Item 6 of Table A. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Indiana, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 4-5-07



Registered Surveyor,
State of Indiana
Registered No. S0559 State of Indiana

NOTES:

- PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER COMMUNITY NUMBER 180169 00256.
- PROPERTY IS ZONED B0.
- FIELD WORK PERFORMED JUNE, 2006; UPDATED AUGUST, 2006 & MARCH, 2007.

EASEMENT NOTES:

PER TICOR TITLE INSURANCE COMPANY TITLE COMMITMENT 6206-01AT, DATED MARCH 8, 2007.

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS PER PLAT BY DUNN'S ADDITION, PLAT CABBIN 6, ENVELOPE 7 AND PLAT CABBIN 6, ENVELOPE 14; BLANKET IN NATURE, NOT SHOWN.

ENCROACHMENT NOTES:

AWNINGS OVER E. AND S. LINES; COVERED BY UNRECORDED RESOLUTION FROM BOARD OF PUBLIC WORKS; DOCUMENT NOT SIGNED BY OWNER.

Report of Survey
Job # 0007 (5196)

In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- Variances in the reference monuments;
- Discrepancies in record descriptions and plots;
- Inconsistencies in lines of occupation and;
- Random Errors in Measurement (Theoretical Uncertainty);

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 864.

The survey was performed at the request of ERL-1 LLC(2005-023447).

The subject tract is 90 feet off of the south end of Lot Number 15 in Dunn's Addition to the City of Bloomington, Indiana (Deed Book 297, page 51).

Corners found:

Southwest corner of Lot 13; "+" on a stone wall.
Northwest corner of Lot 13; rebar with "Smith-Oulliman" cap.
40 feet north of the Southwest corner of Lot 15; 1 inch iron pipe.
The back of curb on Indiana Avenue and 4th Street were also used in establishing the lines and corners.

Establishment of lines and corners:

The Southeast corner of Lot 15 was established from an offset intersection of the rights-of-way of Indiana Avenue and 4th Street. A distance of 11.76 feet was used from the north curb of 4th Street and 14.5 feet was used from the west curb line of Indiana Avenue. This gave a variance of 0.25 feet with the pipe 40 feet north of the Southwest corner of Lot 15 and 0.34 feet with the "+" at the Southwest corner of Lot 13.

From the Southeast corner of Lot 15, just established the south line of Lot 15 was held between it and the Southwest corner of Lot 13. The line was prorated to be 63.13 feet.

The east line of Lot 15 was prorated between the Southwest corner of Lot 15 and the 1 inch pipe 40 feet North of the Southwest corner of Lot 15 (prorated distance of 141.78 feet, South 90 feet proration = 91.15 feet).

The Northwest corner of Lot 15 was established by proration between the Northeast corner of Lot 15 and the Northwest corner of Lot 13 (63.84 feet).

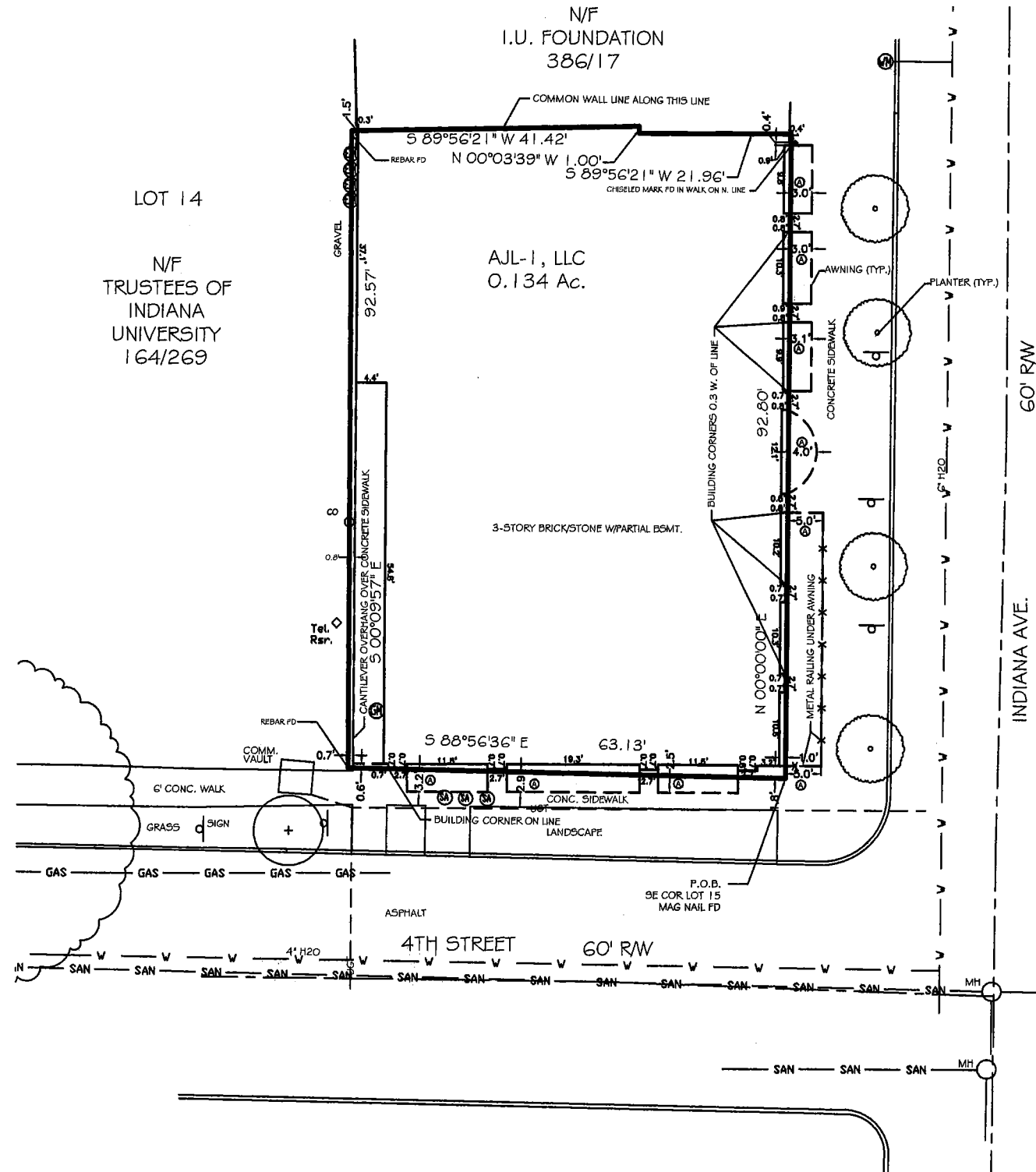
The west line of Lot 15 was then prorated between the Southwest and Northwest corners (91.14 feet).

As a result of the above observations, it is my opinion that the uncertainties in the locations of the line and corners established on the survey are as follows:

Due to Variances in reference monuments; 1.78 feet north-south variance with plotted dimension. 0.35 feet east-west with plotted dimensions.

Due to Discrepancies in the Record Description; none.

Due to Inconsistencies on lines of occupation; see drawing for building wall lines.



Bledsoe Riggert Guerrettaz
LAND SURVEYING - CIVIL ENGINEERING
1351 West Togo Road
Bloomington, Indiana 47403
P: 317-336-8277
F: 317-336-0817

Pt. Lot 15 Dunn's Addition
Bloomington, IN
FOR
AJL-1, LLC

SURVEYED BY: J.R.
DRAWN BY: G.S.K.
CHECKED BY: J.B.B.
DATE: APRIL 5, 2007

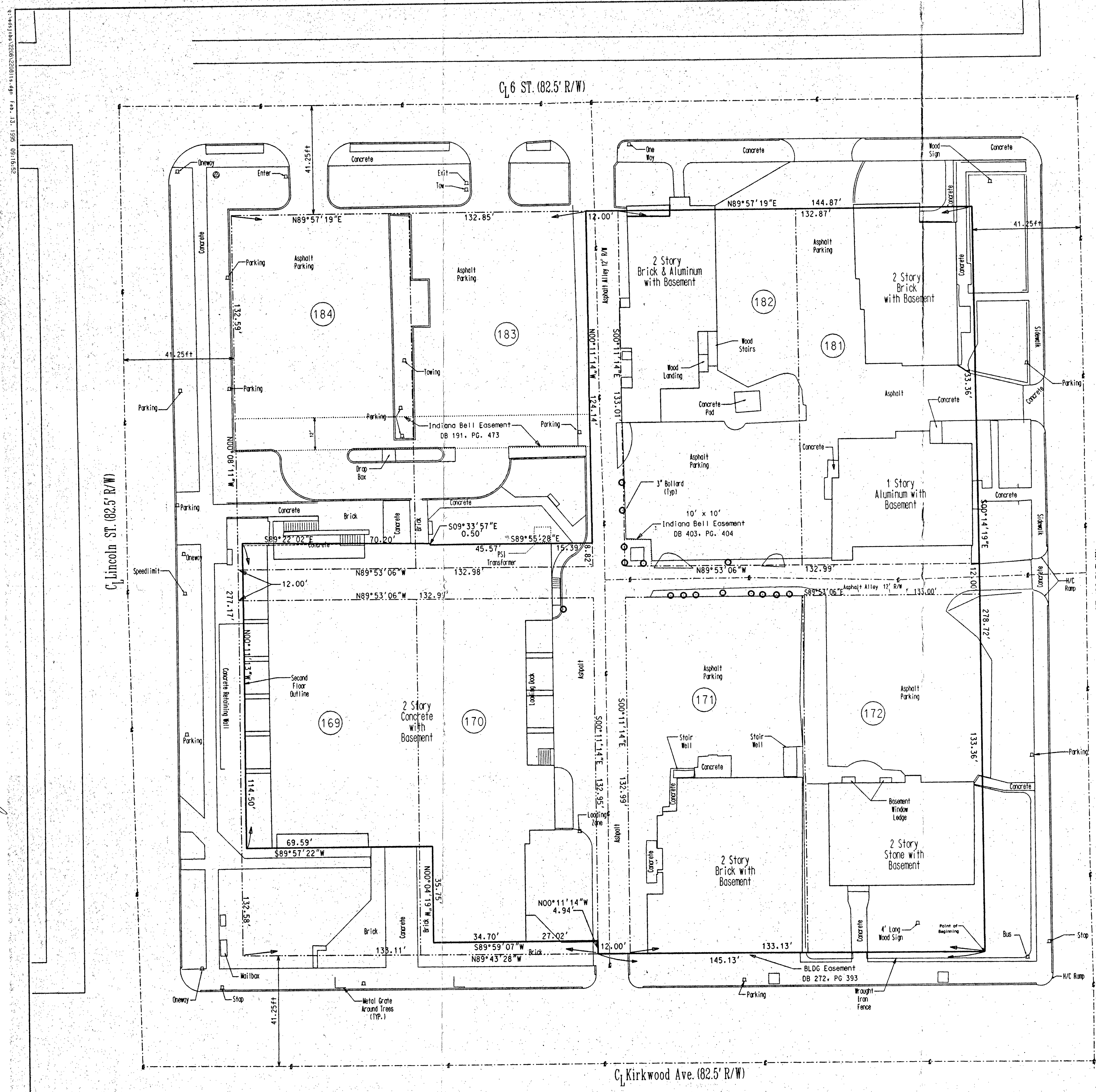
ALTA/ACSM
LTS

1 OF 1

PROJECT NO. 007 (5196)

BLMG-T
DUNNS PT LOT 15

B.C. Sec 33 Monroe Co Library



SURVEYOR'S REPORT FOR
MONROE COUNTY PUBLIC LIBRARY
LAND TITLE SURVEY
JOB NUMBER 2208

In accordance with Title 865, Article 1.1, Chapter 12, (formerly Rule 13) Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of lines and corners established on this survey as a result of:

- a) VARIANCES in the reference monuments;
- b) DISCREPANCIES in the record descriptions and plats;
- c) INCONSISTENCIES in lines of occupation and;
- d) RANDOM ERRORS in Measurement (Theoretical Uncertainty).

The Theoretical Uncertainty (due to random errors in measurement) of the corner of the subject tract established in this survey is within specifications for a Class B survey (+/- 0.25 feet) as defined in I.A.C. 865.

SUBJECT PROPERTY:

A boundary survey was performed on the property owned by Monroe County Public Library. This property is a part of In-Lots 169 to 172 and 181 to 184 in the City of Bloomington, Indiana, and is described in DR's 181/562, 563 and 565; 182/08 and 170; and 419/434, 473 and 623 (all deeds in the Office of the Monroe County Recorder). The In-Lots to the City of Bloomington were originally plotted on June 22, 1818, in DR A, page 5.

REFERENCE MONUMENTS:

There were no reference monuments called for in the plat of the In-Lots. The boundaries shown on this survey were therefore based upon an as-built of the existing streets surrounding the block in which the subject tract are located. The streets and alleys were then given their record rights-of-way. This location gives an uncertainty of +/- 0.5' +/- to each lot in both the east to west and the north to south directions.

OCCUPATION OF LINES:

There are no lines of occupation which affect this survey. However, there are improvements to several of the lots which encroach into the street rights-of-way as depicted on the survey drawing.

RECORD DESCRIPTIONS:

No discrepancies were found between the record descriptions. However, due to the being measured larger than the record dimensions, there were gaps between the measured locations of lots 169, 170 and 184.

LEGAL DESCRIPTION FOR

A part of In-Lots Numbers 169, 170, 171, 172, 181, 182, 183, 184 and the vacated alleys between said In-Lots, all in the original plat of the City of Bloomington, Indiana, as shown by the Plat thereof, recorded in Deed Record "A" Page 5, in the Office of the Recorder of Monroe County, Indiana, and more particularly described as follows:

BEGINNING at the southeast corner of said In-Lot Number 172 on the north right-of-way of Kirkwood Avenue; thence NORTH 89 degrees 43 minutes 28 seconds West (assumed bearing basis) 145.13 feet along said north right-of-way to the southeast corner of the aforesaid In-Lot Number 170; thence NORTH 00 degrees 11 minutes 14 seconds West 4.94 feet along the east line of said In-Lot Number 170; thence SOUTH 89 degrees 59 minutes 07 seconds West 27.02 feet to the southeast corner of the Monroe County Public Library building; thence along said building the following seven (7) courses: 1). SOUTH 89 degrees 59 minutes 07 seconds West 34.70 feet; thence 2). NORTH 00 degrees 04 minutes 19 seconds West 35.75 feet; thence 3). SOUTH 89 degrees 57 minutes 22 seconds West 69.59 feet; thence 4). NORTH 00 degrees 11 minutes 13 seconds West 114.50 feet; thence 5). SOUTH 89 degrees 22 minutes 02 seconds East 70.20 feet; thence 6). SOUTH 09 degrees 33 minutes 57 seconds East 0.50 feet; thence 7). SOUTH 89 degrees 55 minutes 28 seconds East 45.57 feet; thence SOUTH 89 degrees 55 minutes 28 seconds East 15.39 feet to the east line of the aforesaid In-Lot Number 183; thence NORTH 00 degrees 11 minutes 14 seconds West 124.14 feet along the east line of said In-Lot Number 183 to the northeast corner thereof on the south right-of-way of Sixth Street; thence NORTH 89 degrees 57 minutes 19 seconds East 144.87 feet along said south right-of-way to the northeast corner of the aforesaid In-Lot Number 181 on the west right-of-way of Grant Street; thence SOUTH 00 degrees 14 minutes 19 seconds East 278.72 feet along said west right-of-way to the POINT OF BEGINNING, containing 1.32 acres, more or less.

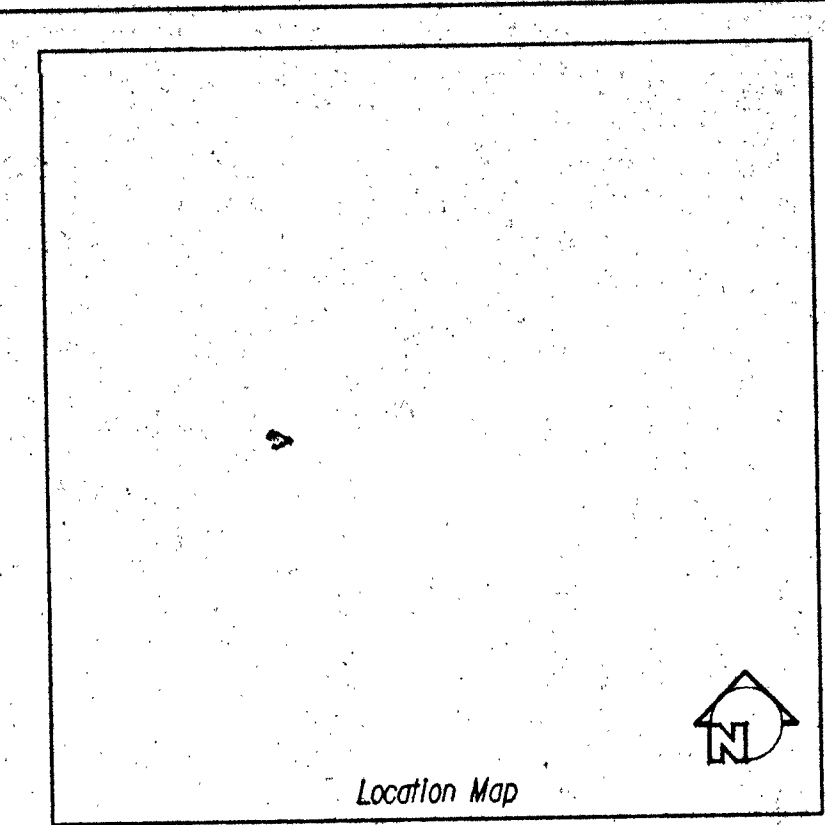
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Certified this day of , 1995.

Jess A. Winn
Registered Land Surveyor No. 9300019
State of Indiana

TO: Titor Title Insurance Company and Monroe County Public Library Building Corporation
Easements have been located as per Titor Title Insurance Company, Title Commitment Number 8354-0011, dated 12-9-94.

PRELIMINARY



Smith Neubecker & Associates, Inc.
4625 Menominee Drive
Bloomington, Indiana 47401
Telephone (812) 338-6588

SN

JOB TITLE
**MONROE COUNTY LIBRARY
ALTA/ACSM
LAND TITLE SURVEY**

DESIGNED	DRAWN	CHECKED	DATE
JAG	JCB		

REVISIONS	BY	DATE

JOB NUMBER
2208

SHEET
1

OF
1

DATE
02/13/95

LAND
TITLE
SURVEY

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LAND TITLE SURVEY PART OF OUTLOT 35, CITY OF BLOOMINGTON, INDIANA

REPORT OF SURVEY
#2289

In accordance with Title 865, 1-12-1 through 1-12-29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- Variances in the reference monuments;
- Discrepancies in record descriptions and plat;
- Inconsistencies in lines of occupation and;
- Random Errors in Measurement (Theoretical Uncertainty);

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 865.

This survey was performed at the request of Robert Shaw. The deed is currently in the name of Clyde & Florence Fox (Deed Record 458, page 367).

CORNERS FOUND:

- Topolugus deed (Deed Record 310, page 525); points on North line as shown on Southwest corner.
- Vukas deed (Deed Record 448, page 168); all corners as shown.
- A survey by Kevin Potter (McAlister, Inst. #51798, Survey Cabinet: 1, Drawer 1); corners as shown.
- Northeast corner of Fox (Deed Record 458, page 367); railroad spike.

ESTABLISHMENT OF LINES AND CORNERS:

- Based on the corners found above, the Northwest corner of Fox was set parallel with the South line of Vukas and 6 feet from the East line of McAlister (Deed Record 304, page 547 & 548).
- The Southwest corner was set at 66 feet record from the Northwest corner.

Subject to the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to variances in reference monuments: 0.25 feet, all corners.

Due to discrepancies in the record description: none.

Due to inconsistencies in lines of occupation: curb, as shown.

DESCRIPTION Job #2289

A part of Out Lot Number 35 in the City of Bloomington, Indiana, bounded and described as follows, to wit: Commencing at a point on the East line of said Out Lot 100 feet North of the Southeast corner of said Out Lot, and running thence West 132 feet; thence North 66 feet; thence East 132 feet; thence South 66 feet to the place of beginning.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A part of Out Lot Number 35 in the City of Bloomington, Indiana, more particularly described as follows:

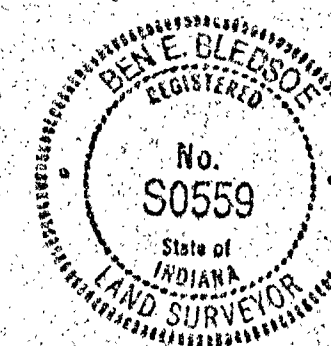
BEGINNING at a 5/8-inch rebar being 100.00 feet North of the Southeast corner of said Out Lot 35; thence SOUTH 89 degrees 39 minutes 39 seconds WEST, 132.08 feet to a 5/8-inch rebar; thence NORTH 00 degrees 00 minutes 31 seconds WEST, 66.00 feet to a 5/8-inch rebar; thence NORTH 89 degrees 40 minutes 09 seconds EAST, 132.07 feet to a railroad spike; thence SOUTH 00 degrees 02 minutes 21 seconds EAST, 66.03 feet to the point of beginning.

To Robert Shaw and Andrews, Harrell, Mann, Chapman and Coyne:

This is to certify that this map or plat and the survey on which it is based were made (I) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey" jointly established and adopted by ALTA and ACSM in 1992, and includes Items 1, 8 and 10 of Table A thereof, and (II) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Certified this 12th day of May, 1998.

Ben E. Bledsoe
Ben E. Bledsoe
Registered Land Surveyor No. S0559
State of Indiana



NOTE:
EASEMENT SHOWN PER TITLE COMMITMENT NO. 13028-1, DATED OCTOBER 14, 1997.

Revisions	By	Date

Bledsoe Tapp & Riggert, Inc.

Quality Land Surveying and Civil Engineering Services

359 Landmark Avenue
Bloomington, IN 47404
(812) 336-8277
(812) 384-1114
FAX (812) 336-0817

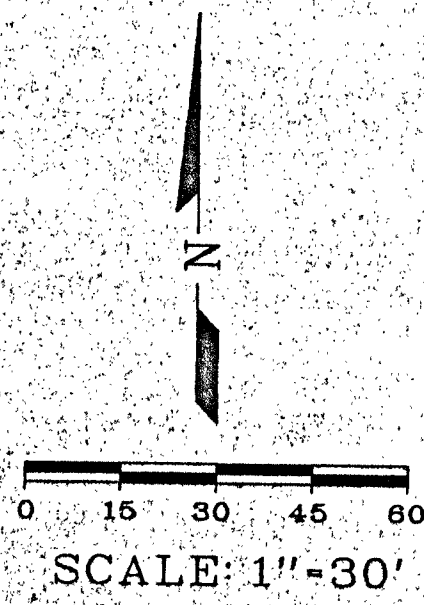
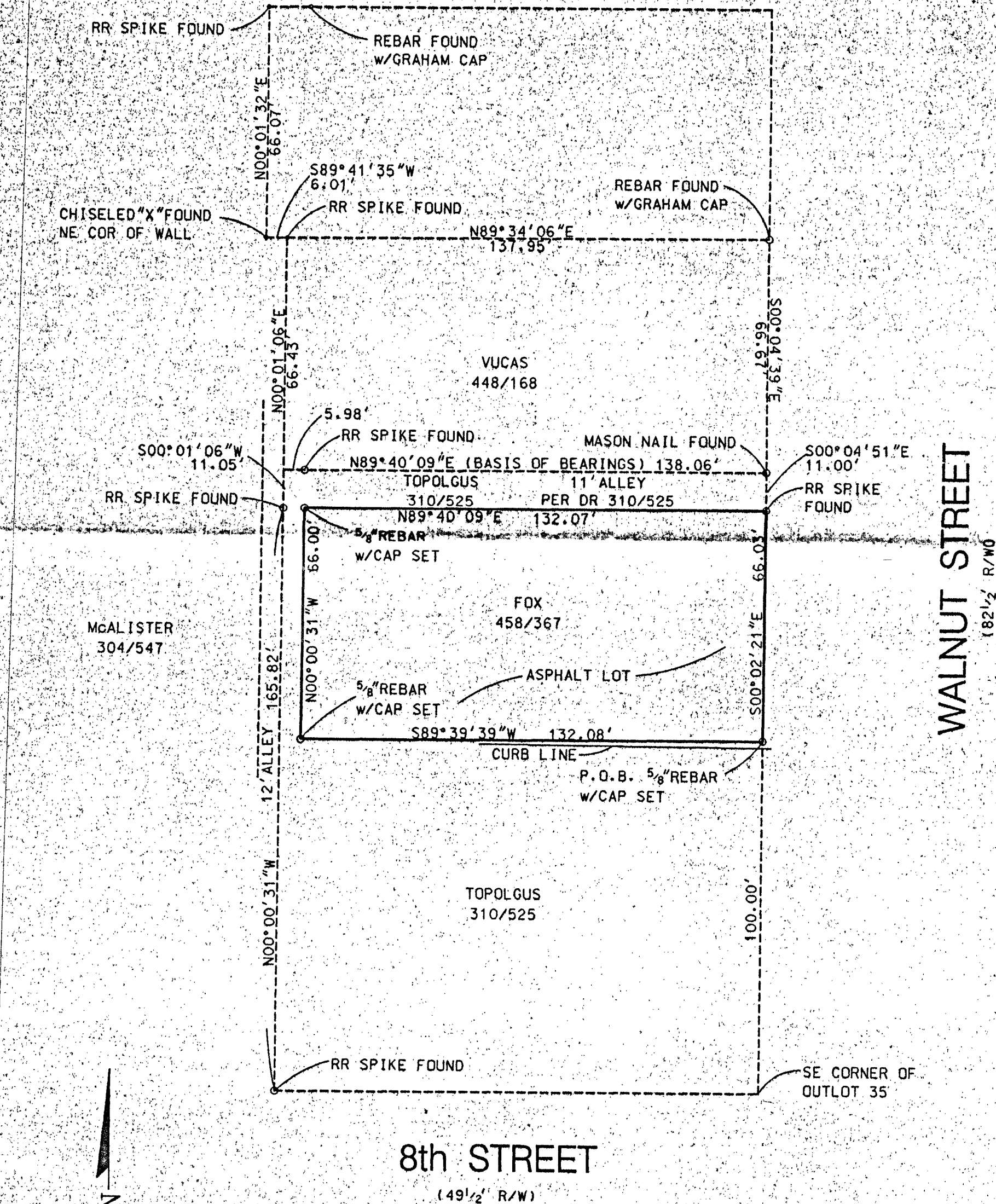
MARS NIGHT CLUB
PARKING LOT
LAND TITLE SURVEY

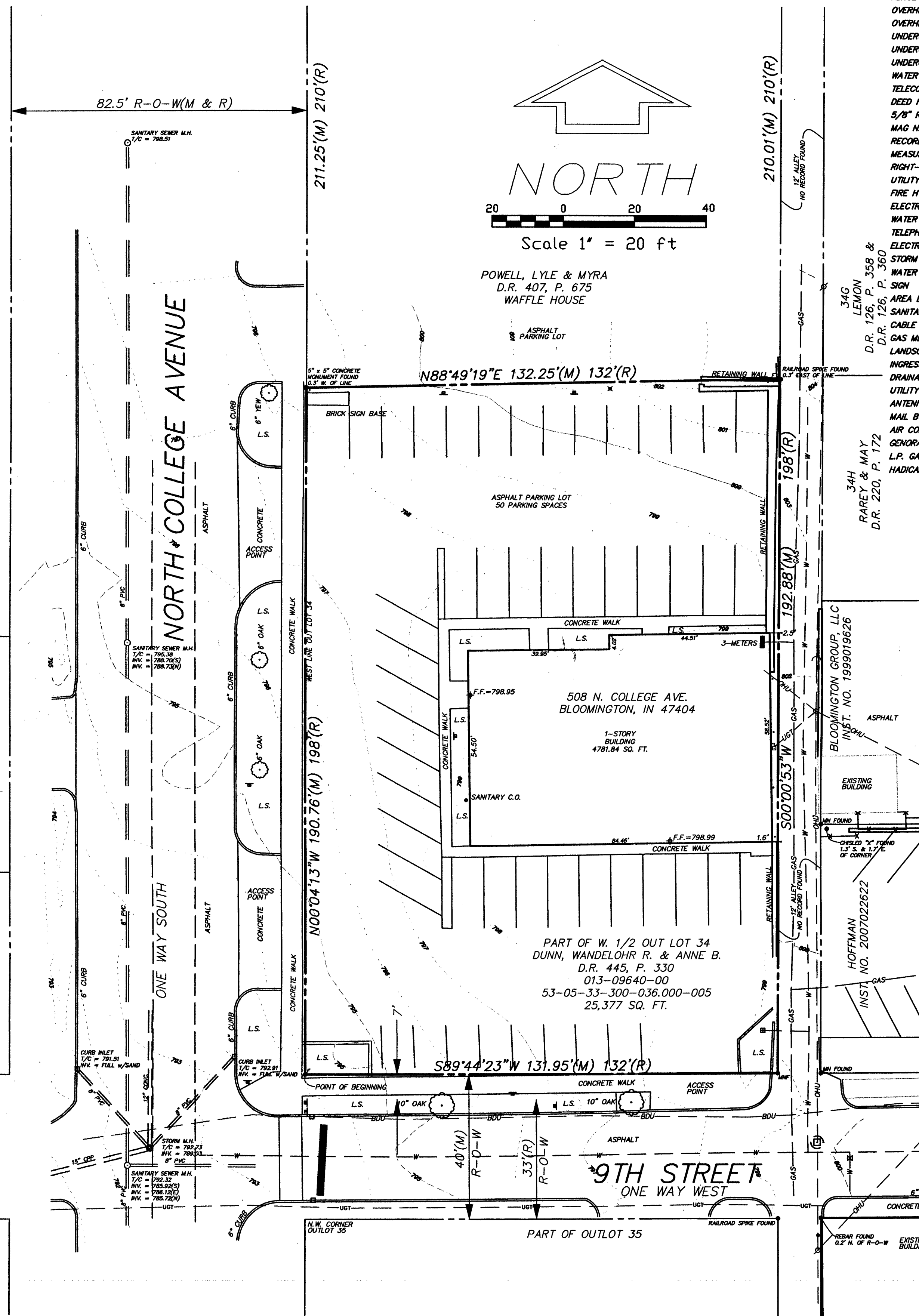
FOR
ROBERT SHAW

DESIGNED BY: P.O.T.
DRAWN BY: J.D.B.
CHECKED BY: B.E.B.
DATE:

LAND TITLE
SURVEY

PROJECT NO. 2289





LEGEND

PROPERTY LINE
EASEMENT LINE
FENCE
OVERHEAD UTILITIES
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
UNDERGROUND TELEPHONE LINE
WATER LINE
TELECOMMUNICATIONS LINE
DEED RECORD BOOK AND PAGE
5/8" REBAR WITH CAP FOUND
MAG NAIL FOUND
RECORD
MEASURED
RIGHT-OF-WAY
UTILITY POLE
FIRE HYDRANT
ELECTRIC METER
WATER METER
TELEPHONE RISER
ELECTRIC TRANSFORMER
STORM BASIN
WATER VALVE
SIGN
AREA LIGHT
SANITARY SEWER CLEAN OUT
CABLE T.V. BOX
GAS METER
LANDSCAPE AREA
INGRESS AND EGRESS EASEMENT
DRAINAGE AND UTILITY EASEMENT
UTILITY POLE ANCHOR
ANTENNA
MAIL BOX
AIR CONDITIONING PAD
GENERATOR
L.P. GAS TANK
HANDICAP PARKING SPACE

1 chain equals 66 feet. 1 link equals 0.66 of a foot.
1 acre (43,560 sq. ft.) equals (66' x 66') / 10.
As shown on the survey drawing, a 132-foot (2 chains) by 198-foot (3 chains) and therefore a 0.6 of an acre parcel does not exist. Reasons for this follow.
Out Lot 34 and the other Out Lots on the north side of Bloomington were created on a plat recorded February 13, 1821 in Deed Record A, page 59. On this plat 10th Street is 16.5 feet (1/4 chain or 1 rod) wide and 9th Street is 33 feet (1/2 chain) wide; the distance from 9th Street to 10th Street is 411.18 feet (6.23 chains); the distance from College Avenue to Walnut Street is 275.88 feet (4.18 chains); and an existing alley that is 12 feet wide that cuts through the center of OL 34 in the south to north direction is not on the plat recorded February 13, 1821. In other words, the alley is not of record.
The deed for the subject Property (D.R. 445, page 330) and the deed for the north neighbor (Powell in D.R. 407, page 675), the west one-half of OL 34, add up to stating that the distance from 9th Street to 10th Street is 408 feet. As written above this distance is recorded as 411.18 feet. Therefore, 3.18 feet is missing.
The deeds for the parcels in OL 34 on and along Walnut Street, the east one-half of OL 34, add up to stating that the distance from 9th Street to 10th Street is 407.05 feet. As written above this distance is recorded as 411.18 feet. Therefore, 4.13 feet is missing. Thus, the entire set of deeds for OL 34 state that 411.18 feet does not exist, but they cannot agree with each other about 408 feet or 407.05 feet. This coins the statement, "The survey is on the ground."
Although 9th Street and 10th Street were recorded in 1821 that does not mean that they already existed or were soon built after the act of recording. This project finds 9th Street occupying an area with a width of 40 feet and 10th street occupying an area with a width of 38 feet. These widths are derived at by measuring from the back of sidewalk on the south side and north side of each street. A source for the 40 feet and the 38 feet may be Bollman Place. Bollman Place is a subdivision in OL 32, 33, 30, and a part of 31. The west line of Walnut Street is the east line of OL 34 and the east line of Walnut Street is the west line of OL 32 and 33, which is also the west line of Bollman Place. In Bollman Place (BP) the width of 8th Street is 49.5 feet and this matches the OL plat. In BP the dedicated width of 10th Street is 38 feet. In BP 9th Street is drawn on the plat, but the scrivener did not write the width on the BP plat. This surveyor has done surveys in Bollman Place south of 9th Street and north of 9th Street. On these surveys 9th Street has always measured 40 feet wide. Also, the width of 9th Street scales 40 feet wide on the plat. Thus, there is written and physical evidence for 9th street being 40 feet wide and 10th Street being 38 feet wide in OL 34. In the BP plat the alleys are 12 feet wide.
Now, back to the Property. The measured distance from College Avenue to Walnut Street is 275.90 feet. As stated above, the record distance is 275.88 feet. Therefore, this project uses 275.90 feet. As stated above, the city has platted a 12-foot wide alley through the center of OL 34. Also therefore, (275.90 feet - 12 feet)/2 equals 131.95 feet, which ends up being the width of the Property. Going forward with 9th Street being 40 feet wide and 10th Street being 38 feet wide the remaining distance of the west line of OL 34 along College Avenue is 402.01 feet. 402.01 feet is 5.99 feet shorter than the recorded deed distances of 408 feet. 402.01 feet is 9.17 feet shorter than the OL 34 plat distance of 411.18 feet. So, in the south to north distance something has to give and it is the Property.
The Powell property is the Waffle House and its parking lot and its recorded dimensions make a lot that is 132 feet by 210 feet. At or near the southwest corner of Powell a 5-inch by 5-inch concrete monument exists flush with the surface. At or near the southeast corner of Powell a railroad spike exists flush with the surface. The distance from the concrete monument to the south line of the 38-foot wide 10th Street is 211.25 feet and the distance from the railroad spike to the south line of the 38-foot wide 10th Street is 210.01 feet. Please, notice that the statement says, "the south line of the 38-foot wide 10th Street" and not the north line of OL 34. They are two different things. The south edge of the Waffle House parking lot goes to the line created by the monuments mentioned above. To the best of my knowledge, the Waffle House property they did not do a thorough job. This situation gives the Property all of the error and the Property ends up about 7 feet short in the south to north direction. Therefore, a new legal description is written for this project.
Furthermore, the parcels in the east one-half of OL 34 end up with dimensional problems. The 407.05-foot dimension of records measures about 403.84 feet on the ground. This is a difference of 3.21 feet. Fortunately, these parcels have used a 40-foot wide 9th Street and a 38-foot wide 10th Street for their descriptions. The 3 foot error appears to be on the north side of Parcel 34G.
These notes cannot do an analysis on the west side of College Avenue like it did with Bollman Place on the east side of Walnut Street. After an exhaustive search, the original plat of Woodburn Addition cannot be located. The office of the Recorder has a piece of junk filed in Cabinet B representing Woodburn Addition. The piece of junk is probably an assessor or auditor parcel map.

SCHEDULE "C" PROPERTY DESCRIPTION

Part of the Out Lot Thirty-four (34) in the City of Bloomington, Monroe County, Indiana, described as follows: Beginning at the Southwest corner of said Out Lot; running thence East along the South line of said Out Lot and the North line of West Ninth Street a distance of One Hundred Thirty-two (132) feet; thence North parallel to the West line of said Out Lot a distance of One Hundred Ninety-eight (198) feet; thence West parallel to the South line of said Out Lot a distance of One Hundred Thirty-two (132) feet to the West line of said Out Lot; thence South One Hundred Ninety-eight (198) feet to the place of beginning.

SURVEYOR'S NOTES

SURVEYOR'S LEGAL DESCRIPTION

A part of the West one-half of Out Lot 34 in the city of Bloomington, Indiana recorded February 13, 1821 in Deed Record "A", page 59, office of the Recorder, Monroe County, Indiana, more specifically described as follows:

Beginning at a 5/8-inch diameter rebar with a surveyor cap engraved "Bynum Fanyo 890006" (called "monument" for the remainder of this description) set on the west line of OL 34 and on the north right-of-way line of Ninth Street, said Ninth Street right-of-way being wide (formerly a record width of 33 feet); Thence on the west line of Out Lot 34 and the right-of-way line of College Avenue North 00 degrees 04 minutes 13 seconds West (assume basis of bearings) 190.76 feet to a monument set, said monument being 0.32 feet east from center of a 5-inch by 5-inch concrete monument; Thence leaving said west line of Out Lot the east right-of-way line of College Avenue North 88 degrees 49 minutes 19 seconds East feet to a monument set on the west line of a 12-foot wide alley, said monument being 0.2 west of a railroad spike found; Thence on the west line of the alley South 00 degrees 00 seconds West 192.88 feet to a MAG nail set on the north right-of-way line of Ninth Street leaving said alley and on said north right-of-way line South 89 degrees 44 minutes 23 sec West 131.95 feet to the Point of Beginning containing within said bounds 25,377 SQUARE FEET be the same more or less but subject to all rights-of-way and easements according survey by Douglas R. Curry, Registered Land Surveyor No. 890006 in January of 2009.

NOTES CORRESPONDING TO SCHEDULE B- EXCEPTIONS

3. All covenants, conditions, restrictions, easements and encumbrances as shown by the of Outlot Addition, City of Bloomington, recorded in Plat Cabinet B, Envelope 1, in the office Recorder of Monroe County, Indiana. NOTE: This exception omits any covenant, condition, or based on race, color, religion, sex, handicap, familial status or national origin as provided i unless and only to the extent that the covenant (a) is not in violation of state or federal under 42 U.S.C. §3607, or (c) relates to a handicap, but does not discriminate against ha
The drawings filed in Plat Cabinet B, Envelope 1; Plat Cabinet B, Envelope 5; and Pla Envelope 220; in the office of the Recorder is not the recorded plat of Outlot Addition. The recorded plat is filed in Deed Record "A", page 59.

ZONING

The Property is subject to the Bloomington Unified Development Ordinance, Bloomington Indiana, having an Effective Date of February 12, 2007. Planning Department - 401 N. M. St., Suite 160 - P.O. Box 100, Bloomington Indiana 47402. Phone: 812-349-3423; Fax: 349-3535, Email: planning@bloomington.in.gov

FLOOD NOTE

According to Flood Insurance Rate Map (FIRM) Community-Panel Number: 180169 0025 (Map Revised: June 17, 1991, subject Property is in Zone X. Zone X is an area determine outside the 500-year floodplain. Source: FEMA

ALTA/ACSM LAND TITLE SURVEY

TITLE REPORT/COMMITMENT NO.

31883

Chicago Title Insurance Company

bearing an effective date of January 28, 2010

SURVEYOR'S CERTIFICATION

TO: 9 NORTH HOLDINGS, LLC, an Indiana limited liability company; Chicago Title Insurance Company; and Titleplus!

This is to certify that this map or plat and the survey on which it is based were made accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 5, 7(a), 7(b)(1), 8, 9, 10, 11(b), and 13 of Table A thereof. Pursuant to the Accuracy as adopted by ALTA and NSPS and in effect on the date of this certification, undersign certifies that in my professional opinion, as a land surveyor registered in the State of In Relative Positional Accuracy of this survey does not exceed that which is specified there

Douglas R. Curry

Douglas R. Curry

Registration No. 890006

within the State of Indiana

Bynum Fanyo & Associates, Inc.

528 N. Walnut St. 47404

812-332-8030 tel

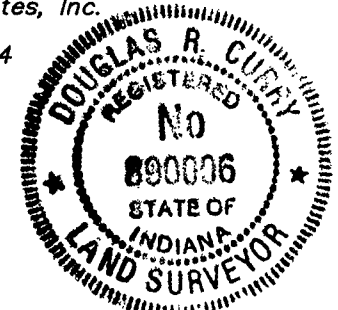
812-339-2990 fax

January 16, 2009

Date of Survey

March 2, 2010

Date of Revision



ALTA/ACSM LAND T
508 NORTH COL
BLOOMINGTON,

PT. OF OUT

DRAWING
SHEET

SEC 33

PT OUTLOT 34